AGENDA

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD SEPTEMBER 15, 2015, AT 6:00 PM., AT THE COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. BRIEF SUMMARY OF CURRENT EVENTS BY MAYOR, CITY COUNCIL AND/OR CITY MANAGER -- THE PUBLIC BODY DOES NOT PROPOSE, DISCUSS, DELIBERATE OR TAKE LEGAL ACTION ON ANY MATTER BROUGHT UP DURING THIS SUMMARY UNLESS THE SPECIFIC MATTER IS PROPERLY NOTICED FOR LEGAL ACTION.
- V. INTRODUCTION OF NEW EMPLOYEES

JEREMY MILLER & ANDREW PIERCE, COMMUNICATION SPECIALISTS; TYLER ROBERTS, ASSISTANT PLANNER; LES PARSONS & TOMMY MESTAS, PUBLIC WORKS MAINTENANCE TECHNICIANS I; TREVOR ELLIOT, PUBLIC WORKS/UTILITIES INSPECTOR; ROBERT WINIECKE, ENGINEER; DAMON ANDERSON, ELECTRICIAN; MICHELE STOVER, UTILITY BILLING CLERK; AND DYLAN WILBER, HEAD LIFEGUARD.

VI. PROCLAMATIONS

PROCLAIMING OCTOBER 11-17, 2015, AS "EMERGENCY NURSES WEEK."

VII. PRESENTATIONS

CHECK TO THE AMERICAN LEGION RIDERS CHAPTERS IN DISTRICT 8 FOR THE VETERANS ANNUAL PICNIC AND BARBEQUE IN PRESCOTT.

CERTIFICATES OF RECOGNITION FOR LOCAL GOVERNMENT SERVICE FROM THE LEAGUE OF ARIZONA CITIES AND TOWNS TO: TIM ELINSKI (8 YEARS;) RUBEN JAUREGUI (12 YEARS;) DIANE JOENS (12 YEARS;) AND TERENCE PRATT (8 YEARS;) KAREN PFEIFER (20 YEARS.)

- VIII. CALL TO THE PUBLIC--This portion of the agenda is set aside for the public to address the Council regarding an item that is not listed on the agenda for discussion. However, the Council cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action (A.R.S. §38-431.02(H).) Comments are limited to a 5 minute time period.
- IX. APPROVAL OF MINUTES

WORK SESSION OF SEPTEMBER 8, 2015

Comments regarding items listed on the agenda are limited to a 5 minute time period per speaker.

X. UNFINISHED BUSINESS

- 1. ORDINANCE NUMBER 614--AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR PARCELS OF LAND TOTALING APPROXIMATELY 5.78 ACRES, LOCATED AT 840 SOUTH MAIN STREET (APN 406-04-040,) 842 SOUTH MAIN STREET (APN 406-06-029M,) AND APN 406-06-364G, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-3 (MULTIPLE FAMILY RESIDENTIAL,) R-2 (SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL,) R-1 (SINGLE FAMILY RESIDENTIAL,) AND C-1 (LIGHT COMMERCIAL,) TO PAD (PLANNED AREA DEVELOPMENT;) SECOND AND FINAL READING.
- 2. ORDINANCE NUMBER 615 AMENDING THE COTTONWOOD MUNICIPAL CODE BY DELETING CHAPTER 18.08, FLOOD DAMAGE PREVENTION, AND REPLACING IT WITH A NEW CHAPTER 18.08, FLOODPLAIN MANAGEMENT; SECOND AND FINAL READING.
- XI. CONSENT AGENDA--The following items are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.
 - 1. REMOTE TASTING ROOM LIQUOR LICENSE APPLICATION SUBMITTED BY RICHARD G. GALLIFANT FOR WINERY 101 TO BE LOCATED AT 747 NORTH MAIN STREET (MANHEIM GALLERY.)
 - APPLICATION FOR TEMPORARY EXTENSION OF PREMISES/PATIO PERMIT SUBMITTED BY DONALD RIFFEL, LICENSEE FOR MAIN STAGE LOCATED AT 1 S. MAIN STREET FOR AN EVENT SCHEDULED FOR SEPTEMBER 18 & 19, 2015.
- XII. NEW BUSINESS—The following items are for Council discussion, consideration, and possible legal action.
 - 1. FOCUS ON SUCCESS II ECONOMIC STRATEGIC DEVELOPMENT PLAN.
 - 2. AWARD OF CONTRACT FOR A CITYWIDE DRAINAGE MASTER PLAN/STORM SYSTEM MAPPING ENGINEERING SERVICES TO SHEPARD-WESNITZER, INC.
 - CONSIDERATION OF A NEW DISCOUNTED FARE FOR VETERANS UTILIZING THE COTTONWOOD AREA TRANSIT SYSTEM.
 - 4. RESOLUTION NUMBER 2814--APPROVING AN AGREEMENT WITH THE NORTHERN ARIZONA COUNCIL OF GOVERNMENTS FOR THE USE OF COMMUNITY SERVICE BLOCK GRANT FUNDS AND SOCIAL SERVICES BLOCK GRANT FUNDS FOR THE COTTONWOOD AREA TRANSIT SYSTEM'S LOW INCOME FARE SUPPORT PROGRAM.
 - 5. AGREEMENT WITH KEN KNICKERBOCKER, P.E., D/B/A PINEVIEW

CONSULTING, LLC, FOR PROFESSIONAL ENGINEERING SERVICES DURING THE CONSTRUCTION PHASE OF THE RIVERFRONT RECLAMATION FACILITY PROJECT.

XIII. CLAIMS AND ADJUSTMENTS

XIV. ADJOURNMENT

Pursuant to A.R.S. 38-431.03.(A) the Council may vote to go into executive session on any agenda item pursuant to A.R.S. 38-431.03.(A)(3) Discussion or consultation for legal advice with the attorney or attorneys of the public body.

The Cottonwood Council Chambers is accessible to the disabled in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the City Clerk (TDD 634-5526.) All requests must be made 24 hours prior to the meeting.

Members of the City Council will attend either in person or by telephone conference call.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.



PROCLAMATION

WHEREAS, There are approximately 180,000 emergency nurses in the United States who have expertise in caring for all emergency patients across the spectrum of the lifespan: ushering life in at birth and allowing for a dignified death; and

WHEREAS, emergency nurses are highly trained to recognize life-threatening problems and solve them on the spot, playing a vital role in treating patients in emergency situations, caring for those most in need, and saving lives on a daily basis; and

WHEREAS, these characteristics provide a broad scope of practice for the delivery of critical and complex care within a limited timeframe to healthcare consumers of all ages and backgrounds. Emergency nurses integrate critical thinking skills and knowledge of evidence-based practice into their delivery of care and decision making; and

WHEREAS, through research, education, and emergency nursing advocacy, the Emergency Nurses Association supports and honors the advancement of professionalism of emergency nurses everywhere; and

WHEREAS, the emergency nurses of Northern Arizona Healthcare's Verde Valley Medical Center Emergency Department work tirelessly on a daily basis to ensure the best care is given to their patients; and

WHEREAS, the City of Cottonwood other groups around our country have joined together to honor the extraordinary acts of service, compassion, and commitment that emergency nurses provide to patients every day;

NOW, THEREFORE, I, DIANE JOENS, MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, ON BEHALF OF THE COTTONWOOD CITY COUNCIL, do hereby proclaim October 11-17, 2015, as Emergency Nurses Week and invite all citizens to duly note this occasion.

Diane Joens, Mayor	

WORK SESSION OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD SEPTEMBER 8, 2015, AT 6:00 PM., AT THE COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

Mayor Joens called the work session to order at 6:00 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

COUNCIL MEMBERS ABSENT

Diane Joens, Mayor Karen Pfeifer, Vice Mayor Jesse Dowling, Council Member Tim Elinski, Council Member Randy Garrison, Council Member Terence Pratt, Council Member Ruben Jauregui, Council Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager Marianne Jimenez, City Clerk Steve Horton, City Attorney Charlie Scully, Planner

ITEMS FOR DISCUSSION, CONSIDERATION AND POSSIBLE DIRECTION TO STAFF:

POSSIBLE AMENDMENTS TO THE CITY'S ZONING ORDINANCE, SECTION 308, MEDICAL MARIJUANA FACILITIES

Mr. Scully gave a brief background of the Arizona Medical Marijuana Act that was approved by the voters of Arizona in 2010. In response to the Act, the Cottonwood Zoning Ordinance was amended in March of 2011, by adding Section 308, Medical Marijuana Facilities, pertaining to dispensaries, cultivation, and infusion facilities which involves processing into edible products. The ordinance placed a limit of 10,000 square feet gross floor area for cultivation facilities, with a separation of 1,000 feet between such facilities. Infusion kitchens are limited to 5,000 square feet gross floor area also, with 1,000 feet between facilities. The local existing facility operators have expressed an interest in expanding the size of the cultivation facility.

Mr. Scully then reviewed the possible changes to the Zoning Ordinance as follows: 1) extending hours of operation for the dispensary to 10 p.m., from the current 7 a.m., to 7 p.m.; 2) delete the size limit for cultivation facilities, which currently was set at a 10,000 square foot limit; 3) delete the size limit for infusion facilities, which currently was set at a 5,000 square foot limit; 4) allow infusion facilities as a permitted use in an I-2 zone, which currently was not addressed as a stand-alone facility; 5) allow infusion as an accessory use with dispensary, which currently was not addressed; and 6) delete the separation requirement for cultivation or infusion from other cultivation and infusion facilities, which currently was set at 1,000 feet.

Brief discussion ensued regarding the size of facilities located in Arizona, and that a 10,000 square foot facility was comparable to the size of the local Walgreens.

Vice Mayor Pfeifer stated they wanted to move the operating hours up to 10, and questioned if this is medical marijuana why aren't the operating hours the same as the drug store pharmacy hours. If it's a medical issue it should be the same as the pharmacy hours.

Council Member Dowling stated he lived off 6th Street and goes by the dispensary that's there and the parking lot is full from 7 in the morning to 7 at night. He questioned if the operating hours were compared to other codes and ordinances. Since this has been put in place, other communities have sort of learned they were trying to squish people into too small of a time and preventing people from getting there. If you say it has to close when any other pharmacy closes, then it will be a tossup of which pharmacy closes first.

Discussion ensued regarding local pharmacy hours, which varied from store to store, and ingress, egress requirements for buildings in general.

Council Member Elinski stated he wouldn't want to put any restrictions on any business that wants to grow, so we were trying to accommodate a business that wants to be in Cottonwood. He was onboard with getting a facility here in Cottonwood from the beginning because it removed the opportunity for people to have a grow facility in their own home, which he didn't think was a good thing. He wasn't crazy about Cottonwood being known as the hub of both now wine and marijuana, but the voters did approve it and he did not want to be the one that swims against the current on this. It was good to work with a business in town that wants to expand and we want to be known as business friendly, but it's not the business he wants Cottonwood to be branded for.

Council Member Pratt stated he would be in favor of rewriting the zoning ordinance for most of the same reasons; we're business friendly. He had toured both facilities and was impressed with the professionalism and the security in both facilities. He did not think we would be branded with that, because he had talked to a lot of people and a lot of people don't even know we have a grow facility in Cottonwood.

Council Member Dowling stated he was approaching it strictly from an economic standpoint. One of the main things they had been working on as a council was we need more jobs, more industry, and more of an economic base. He saw it as an opportunity to provide a legal industry with a lot more full-time employment for the area. It also fell under the stated goals of the General Plan and Focus on Success plan.

Vice Mayor Pfeifer stated one other thing she heard at the League (conference) was this is a cash business because the federal banks cannot accept deposits from marijuana sales, so she did not know where this was going to benefit us financially if they can't deposit the money in the banks and spend it locally. She questioned how do they pay their taxes in cash. She had a lot of issues about it because of what she heard down at the League and was not totally convinced any of this was necessary to change right now. She had too many

unanswered questions on the money and how it was deposited, how the taxes are paid, and how it's really benefitting us. She also questioned if it's total cash, how safe is it for people to be walking out of there and into there carrying all this cash with them.

Council Member Dowling stated he just read an article today that the house or senate just passed, through one of their committees, some revisions to the banking regulations to try and relieve that specific issue.

Council Member Garrison stated regardless of what they were dealing with in this ordinance, all the zoning requirements would still have to be met of building separations, ingress, egress, and questioned if that would be overridden by what we write here. The other concern he had with enlarging the size of the infusion rooms was that one of the items brought up at the League was they were having a lot of explosions because they were using propane to pull the TLC, or whatever, out of the plant and stem. That part of making it bigger than 5,000 square feet tended to make him a little nervous if we're going to have some type of a process happening in a building that large that could cause problems with our fire department. As long as we were following the same rules as a chip maker or somebody else we would have to deal with coming in here, then he guessed that was something the fire department would have to learn to deal with. It seems when they went through the facility tour the other day, and he saw the gentleman in the audience present, he was talking about some of the properties that are down on Deer Valley and the sizes. He had also heard some numbers thrown about of the expectations of their buildings and the amount of square footage they were hoping to put on that property should this go through, and was curious if that gentleman could share some of those items with us.

Council Member Dowling stated he could address some of Council Member Garrison's concerns. Regarding the explosions, a lot of what's happening there is a lot of those are happening with private individuals that are trying to do this in their own kitchen or a place they should not be doing it. If you're doing this in a professional kitchen you're going to have a lot of that already taken care of via the fire code. A lot of times they use alternate extraction methods that are not flammable, but it only make sense on the economy scale for a given industry. You've got guys that are trying to do it in their kitchen with a butane tube versus guys that are going to do it in their professional kitchen.

Dimitri Downing, representative of Cottonwood Agricultural Services, stated they were the ones that were looking to expand and do the business here in Cottonwood. He used to be a prosecutor, prosecuting marijuana cases and wasn't a big believer in the medical marijuana industry until he got involved. He was also working for the Tucson City Council as an economic development aide in 2011-12 when this medical marijuana ordinance wave came sweeping across the state. As you all know, this ordinance was created in the dark. No one had any idea what the industry was going to look like or what was going to happen, so all these rules are kind of pulled out of thin air and not thought through. To Council Member Garrison's thought process over here, what you're talking about is butane extractions. Butane extraction method is a little bit more risky than a traditional extraction method. In deference to the one in a million shot that it could explode, you could outlaw butane

extraction. The cash issue is no longer an issue because it's on the banks now because the dispensaries and the cultivators are using management companies. People are paying taxes; the City of Cottonwood has received cash payments, State of Arizona receives taxes, the federal government receives taxes. In regards to branding, the City of Phoenix has 36 industrial warehouses growing medical marijuana. There's a few more in Tucson and Chino Valley. Phoenix is only branded the medical marijuana capital of Arizona by those inside the industry; not by any outside the industry. Regarding the 10 p.m., thing, by state law from 7 a.m., to 10 p.m., those are the hours of operation. This isn't about medical marijuana. It's about making good decisions, having good information, and not relying on an ordinance that was pulled out of thin air, which all it was doing is limiting Cottonwood's ability to compete economically in this new sector. He volunteered his time as somebody who has written codes and explored the industries to help put together an ordinance that makes sense. All this ordinance will change is bringing economic development to the community.

Council Member Garrison questioned what the size of their facility in Deer Valley was and how many square feet they were anticipating putting on their property on 6th.

Mr. Downing replied they have a 36,000 square foot facility that we don't own and was a sister operation. We have 10,000 square feet there now, and we want to do the whole 14,000 square feet of that building and also the 2,000 potential infusion kitchen in the front, should they go that route. If we want to expand that square footage we want to be able to have that option. They anticipated 16,000 (on 6th) but if they did not have the option to build more building space they can't use the building. There were other jurisdictions like Tucson, Phoenix, and Chino Valley that allow for unlimited expansion. So if they needed more, it made more economic sense to go there.

Council Member Pratt stated this was a business issue, and his recommendation was to rewrite the ordinance.

After brief discussion on how the sales tax and employee taxes were paid, Mayor Joens asked for comments from the public.

Bill Jackson, the general contractor in line to do the work at this facility, stated they were looking at signing a contract for renovations inside the building. He had contractors that worked for him, and all of them were going to benefit from this single contract. He was pretty naive about the whole medical marijuana thing, but after talking to Demitri and Casey through the course of his work over the last couple of months, he's received quite an education. It was a three quarter of a million dollar contract that all of his sub-contractors and himself are going to benefit from this project.

Elaine Bremner, of the Verde Valley Senior Center, stated she was here as a public person. Cottonwood Agricultural Service had been a very good neighbor and low key. She was on the Yavapai County Workforce Development Board, and she was all about bringing jobs and economic development to this area. To stifle growth is something they want to reconsider, because the city needs to survive and the taxes that come in from the employees, sales,

etc., was relevant. If they were worried about the marijuana part, she could tell them a lot about senior citizens that are surviving because of the use of one derivative or another. She wanted to speak on behalf of this business because she thought it was a good thing for the town.

Mayor Joens stated her feelings are that the citizens have voted for medical marijuana and that was democracy. As far as having the dispensary in Cottonwood, she wanted it to be here for the city to have some control over what happened, and would rather have it here than maybe in some other different towns because we can manage it according to our wishes. As far as increasing the grow size, that was something that we can also be glad that we can manage that. If the council does decide to increase the size of growing facilities, future councils will have the ability to change that if it doesn't work.

After further discussion regarding the facility, the infusion process, and the extended hours for dispensaries, the consensus of the council was to direct staff to put the changes into ordinance form for consideration, disregarding the dispensary changes at this point.

Mr. Horton stated part of the due diligence to craft a proposed ordinance would be to survey other communities, and other rural communities of similar size.

Mr. Scully stated they were scheduled to have a discussion regarding the proposed changes with the Planning and Zoning Commission to get their input as well, and he could cover some of the concerns that were mentioned tonight.

<u>ADJOURNMENT</u>

Mayor Joens moved to adjourn. The motion was seconded by Council Member Pratt, and carried. The work session adjourned at 7:08 p.m.

City of Cottonwood, Arizona
City Council Agenda Communication



□ Print

Meeting Date: September 15, 2015

Subject: ORDINANCE NUMBER 614 -- AMENDING THE ZONING

MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR 5.78 ACRES, LOCATED AT 840 & 842 S. MAIN STREET, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES

AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL); R-2 (SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL); R-3 (MULTIPLE FAMILY RESIDENTIAL); AND C-1 (LIGHT COMMERCIAL), TO PAD (PLANNED AREA DEVELOPMENT) ZONE; SECOND

AND FINAL READING.

Department: Development Services

From: Scott Ellis, Planner

REQUESTED ACTION

Request to rezone approximately 5.78 acres located west of S. Main Street, and east of S. 16th Street, on 3 parcels at 840 & 842 S. Main Street, from R-1 (Single Family Residential); R-2 (Single Family/Multiple Family Residential); R-3 (Multiple Family Residential) and C-1 (Light Commercial) to PAD (Planned Area Development) Zone, so as to allow development of 43 residential units to the existing development with 31 apartment units.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve Ordinance Number 614."

BACKGROUND

Applicant: Skyline Apartments, LLC and Seabourn, LLC.

Agent: Tom Pender

Location: 840 & 842 S. Main Street. The site sits in between S. Main Street and S. 16th Street.

Requesting a zone change on three (3) parcels, totaling 5.78 acres, from R-1, R-2, R-3, and C-1, to PAD. Convert existing apartments to condominiums and construct 43 new apartments on the vacant portions of the parcels.

Applicant intends to convert existing apartments and develop new units through condominium form of ownership through a separate subdivision process, as permitted by State Statute.

The site consists of three parcels; two contain portions of the existing Skyline Apartments and the other is vacant. Applicant would like to rezone the parcels to PAD, convert the existing apartments to condominiums, and develop the vacant land by building 43 new apartments with condominium form of ownership in separate phases as housing demand warrants. The new development will have three models of one and two-story multi-unit residential dwellings, ranging in size from 1,117 sq. ft. to 1,400 sq. ft. with a year-round outdoor community use area.

This project was originally submitted and reviewed by the Planning & Zoning Commission in October 2013. Neighboring property owners throughout the Crestview Subdivision submitted a written protest and petitions to the Planning & Zoning Commission regarding the proposed rezone. The biggest concerns raised by neighbors were increased traffic, visibility, and property value impacts. The Commission also had concerns regarding the project timeline and the expressed/perceived intent of the property owners to obtain a zone change and then sell the property, and asked the applicant to work with residents in neighboring developments to ensure any new structures fit well within the surrounding area.

The applicant was able to meet with the neighboring Crestview HOA to reach mutual agreements on placement of the two-story units and modifying roofing materials and colors. Please see the attached submittals showing these changes.

On May 18, 2015, the Planning & Zoning Commission recommended approval for the rezone request to the City Council.

JUSTIFICATION/BENEFITS/ISSUES

Planning and Zoning Recommended Conditions:

- 1. All future plat maps, construction plans, and design review come back to the Planning & Zoning Commission for approval.
- 2. That the project be developed and maintained in accordance with the Master Development Plan dated September 2013, with site modifications submitted May 2015, and as may be further modified by the Commission and/or Council.
- 3. That construction permits to begin developing the site are applied for no later than two years from the effective date of this ordinance. If at the expiration of this period the owner has not applied for construction permits for the use for which it has been approved, the zoning shall revert to its former zoning classifications without further legislative action.

Legal Protest:

Where 20% or more of adjacent property owners submit a written protest against a change of zoning, State Statute and City Ordinance require a 3/4 (6 out of 7) approval by the City Council. Article III, Section 301.F.2 of the City of Cottonwood Zoning Ordinance states:

If the owners of twenty (20) percent or more, either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending on hundred and fifty (150) feet therefrom or, of those directly opposite thereto of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three fourths (3/4) of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three fourths (3/4)

of the remaining membership of the Council, providing that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.

In this case, it has been determined that 20% of the property owners who filed a protest or petition met the above guidelines. Accordingly, this will require a 3/4 vote of the Council to approve this project.

COST/FUNDING SOURCE

N/A

ATTACHMENTS:		
Name:	Description:	Type:
ORD614.doc	Ordinance 614	Cover Memo
Phil_Moyer_Letter_9-11-15.pdf	Phil Moyer Letter	Cover Memo
Protest-reduced.pdf	Protests	Cover Memo
☐ <u>Staff_Report-Skyline-2.docx</u>	Skyline P&Z Staff Report	Cover Memo
Skyline Condos MDP part 1.pdf	Skyline MDP -1	Cover Memo
Skyline Condos MDP- 2 part 2.pdf	Skyline MDP - 2	Cover Memo
Skyline_Condos_MDP_part_3.pdf	Skyline MDP - 3	Cover Memo
Skyline Condos MDP Part 4.pdf	Skyline MDP - 4	Cover Memo

ORDINANCE NUMBER 614

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR PARCELS OF LAND TOTALING APPROXIMATELY 5.78 ACRES, LOCATED AT 840 SOUTH MAIN STREET (APN 406-04-040,) 842 SOUTH MAIN STREET (APN 406-06-364G, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-3 (MULTIPLE FAMILY RESIDENTIAL,) R-2 (SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL,) R-1 (SINGLE FAMILY RESIDENTIAL,) AND C-1 (LIGHT COMMERCIAL,) TO PAD (PLANNED AREA DEVELOPMENT.)

WHEREAS, the Planning & Zoning Commission held a public hearing on May 18, 2015, concerning the rezoning of property owned by Skyline Drive Apartments LLC & Seabourn LLC, and has recommended approval of this request; and

WHEREAS, the requirements of A.R.S. § 9-462.04 have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

<u>Section 1:</u> That the following described parcels of land, APN 406-04-040, 406-06-029M, and 406-06-364G, lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from R-3 (Multiple Family Residential,) R-2 (Single Family/Multiple Family Residential,) R-1 (Single Family Residential,) and C-1 (Light Commercial,) to PAD (Planned Area Development,) subject to the applicant's compliance with the conditions and stipulations set forth below under Section 2.

Legal Descriptions

APN 406-04-040

PARCEL I:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 2, Township 15 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Ordinance Number 614 Page 2

COMMENCING at the West one quarter of said Section 2; thence South 00 degrees, 02 minutes, 02 seconds West (South 00 degrees, 02 minutes East, record) along the West line of said Northwest quarter, Southwest quarter, a distance of 39.40 feet to the TRUE POINT OF BEGINNING; thence South 89 degrees, 36 minutes, 49 seconds East (South 89 degrees, 30 minutes East, record) a distance of 239.53 feet (240.0 feet, record); thence South 00 degrees, 02 minutes West (South 00 degrees, 02 minutes East, record) a distance of 375.90 feet; thence North 72 degrees, 26 minutes West, a distance of 251.20 feet to a point on the West line of said Northwest quarter, Southwest quarter; thence North 00 degrees, 02 minutes, 02 seconds East, a distance of 301.70 feet to the TRUE POINT OF BEGINNING.

APN 406-06-029M

PARCEL II:

A portion of the East half of Section 3, Township 15 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 3; thence South 00 degrees, 02 minutes, 02 seconds, West, along the East line of said Section 3, a distance of 39.40 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees, 02 minutes, 02 seconds, West, a distance of 378.56 feet; thence North 89 degrees, 42 minutes, 54 seconds, West, a distance of 291.82 feet; thence North 00 degrees, 46 minutes, 08 seconds, West, a distance of 378.84 feet; thence South 89 degrees, 40 minutes, 22 seconds, East, a distance of 297.13 feet to the TRUE POINT OF BEGINNING.

APN 406-06-364G

PARCEL III:

A parcel of land located in the East Half of Section 3, Township 15 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 3; thence South 00 degrees, 02 minutes, 02 seconds West, a distance of 417.96 feet; thence North 89 degrees, 42 minutes, 54 seconds West, a distance of 291.82 feet to the POINT OF BEGINNING; thence continuing North 89 degrees, 42 minutes, 54 seconds West, a distance of 60.12

Ordinance Number 614 Page 3

feet to a point on a non-tangent curve; thence Northwesterly along said curve concave to the Southwest having a radius of 300.00 feet, an arc length of 160.33 feet, a central angle of 30 degrees, 37 minutes, 14 seconds and a radial bearing of North 89 degrees, 31 minutes, 43 seconds West; thence North 31 degrees, 56 minutes, 00 seconds West, a distance of 203.83 feet to a point of curvature; thence Northwesterly along a curve concave to the Southwest having a radius of 350.00 feet, an arc length of 101.51 feet and a central angle of 16 degrees, 37 minutes, 00 seconds; thence North 00 degrees, 46 minutes, 08 seconds West a distance of 14.49 feet; thence South 89 degrees, 40 minutes, 22 seconds East a distance of 266.48 feet; thence South 00 degrees, 46 minutes, 08 seconds East a distance of 418.25 feet to the POINT OF BEGINNING.

- <u>Section 2:</u> That the Planning and Zoning Commission and City Council have determined the following items necessary as conditions of the zoning approval to protect the public health, safety and general welfare:
 - 1. All future site plans/maps, construction plans, and design review come back to the Planning & Zoning Commission for approval.
 - 2. That the project be developed and maintained in accordance with the Master Development Plan dated September 2013, with site modifications submitted May 2015 and as may be further modified by the Commission and/or Council.
 - 3. That construction permits to begin developing the site are applied for no later than two years from the effective date of this ordinance. If at the expiration of this period the owner has not applied for construction permits for the use for which it has been approved, it shall revert to its former zoning classification without legislative action.
- <u>Section 3:</u> The zoning map shall be amended to reflect this zone change only upon compliance with all zoning conditions set forth herein.
- <u>Section 4:</u> That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.
- <u>Section 5:</u> Severability: That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

Ordinance Number 614 Page 4

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS _____ DAY OF SEPTEMBER 2015.

SEPTEMBER 2015.	
	Diane Joens, Mayor
APPROVED AS TO FORM:	ATTEST:
Steve Horton, Esq. City Attorney	Marianne Jiménez, City Clerk

Sept 11, 2015

Cottonwood City Council Members C/O Scott Ellis – Community Planner Re: Skyline Condos Project – 16th St. Zoning Change Request

Dear Mayor & City Council Members,

Thank you for your time. As you already know we live at 1640 Crestview Circle in Cottonwood. Our home sits adjacent to the south side of the proposed Skyline Condos Planned Area Development (PAD) that is before you now. If you have followed this project over the years, I think like us, you would be amazed at how many "normally required" developers' conditions this project is "exempt" from having to do. Nonetheless, hear we are today on the precipice of your approving this development in our neighborhood. We respectfully ask again that you place certain restrictions (conditions) on this development (in writing) prior to your approval. Accordingly, most of these items requested have already been "verbally" agreed to by the project developer Tom Pender. Conditions:

- 1. The (B) Units adjacent to Crestview Subdivision shall be single story units not exceeding 16 ft. in height.
- 2. All heating and cooling units shall be ground mounted. All Exterior lighting of buildings, carports, yards or homes shall be shielded minimizing glare into adjacent properties in Crestview, Skyline Townhouses and The Villas on Elm.
- 3. All building exterior walls shall be stucco and roofs shall be tile. Exterior colors of structures shall be conducive to the surrounding developments, i.e. Crestview, Skyline or Villas on Elm
- 4. There shall be a six foot chain link "slated" security fence installed between Crestview Sub. and the Skyline Condos development prior to City of Cottonwood granting a "Certificate of Occupation".

The last item we request added below is #5. It has not been agreed to by the developer. It is our opinion the developer has not explained in enough detail, how long any phases of this development may take to build once construction begins. Since there is NO TIME LIMIT being placed on when this development has to be started or completed, we adjacent neighbors and the City Council have a right (and obligation) to know what the developers plans are in this regard. How long will construction of this development take to complete once ground is broken?

5. CONSTRUCTION TIME LIMITS: It is our recommendation that at such time as a Building Permit has been granted to construct any Skyline Condo PAD units or phases of the project that it be agreed that the developer not exceed 12 months to complete construction that was started.

Maurillost

1640 Crestview Circle

Cottonwood, AZ. 86326

928-300-4919 cell

Protest Letter

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

Oct. 21, 2013

Dear Cottonwood City Zoning Commissioners,

We own property within 300 Ft. of the subject property know as Skyline Drive Apartments. This letter represents our written **PROTEST** against the Skyline Condominiums Master Development Plan request as proposed to the City of Cottonwood. Traffic is our main concern as the new developments access to 12th St. will be via 16th St. and Crestview; To Main St. will be via 16th St. to Elm or Skyline Dr. It is our opinion that the requested number of residential units by Skyline Condominiums project far exceed the nor for the neighborhood. It is our request that you do not change the existing zoning on the parcels involved. We purchased our property knowing this adjacent R-1 land was zoned low density residential. Our serious concerns are the additional traffic this development will create, noise, public safety and our property values. Please review the attached Traffic study conducted on our behalf by Van McDonald. Also attached you will find Protest letters from over 40 of our closest neighbors.

Thank you, Phil & Marciana Moyer 1640 Crestview Circle Cottonwood, AZ. 86326

> Post Office Box 1777 Cottonwood Arizona 86326

Cell: 928-300-4919 Fax: 928-634-6790 philm@cwbanker.com



SKYLINE CONDOMINIUMS
PRELIMINARY SITE PLAN



October 16, 2013

Phil and Marci Moyer
1640 Crestview Circle
Cottonwood, AZ 86326
RE: Skyline Condominiums
(CRB 13-015 Expansion of
Skyline Apartments/Condos)

Dear Phil and Marci,

The rather extensive and comprehensive project description is available from the City of Cottonwood Community Development Department, Located at 111 North Main Street (Phone 928-634-5505 x 3321). I am advised that your family as well as others in your vicinity, some actually bordering the proposed development did not receive notice of any hearings held or that would be held as required by the city code.

I am also advised that you learned of the upcoming hearing scheduled for October 21, 2013 by reading the sign located as shown on the attached map (A) just days prior to the scheduled meeting on October 21, 2013. I noted that the sign mentioned above is located near the northwest corner of the proposed presently vacant portion of the project, which is adjacent to a portion of 16th Street seldom (if ever) traveled by you or the community south of the project area. The street circulation extends as either dead end, private, or circuitous meanderings, and is inadequate and fails to provide convenient access to other portions of the city, even though in near proximity.

Families (people) presently living in the project's existing abodes are assumed to have agreed to the changes anticipated or have entered into lease or purchase contracts rendering them subject to this or similar development changes.

Existing land use appears to consist of a series of apartments or multi-family and commercial areas. These are situated in close proximity to very substantial homes (buildings). At the general area's north boundary there is a parking area for the existing apartments which is separate from a shopping area that does not provide direct access for the residents.

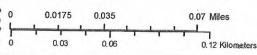
The zoning adjacent and north of your home and that of our neighbors, is zoned R-1 (Parcel 406-06-029M). This zoning is the same as that of the use (PAD) of those several parcels on your street.

Any effective solution to the existing horrific traffic circulation has obviously not been addressed in the development that has taken place in the past. The only ways that have the slightest potential as serving as an arterial street is State Highway 260 and State Highway 89A.

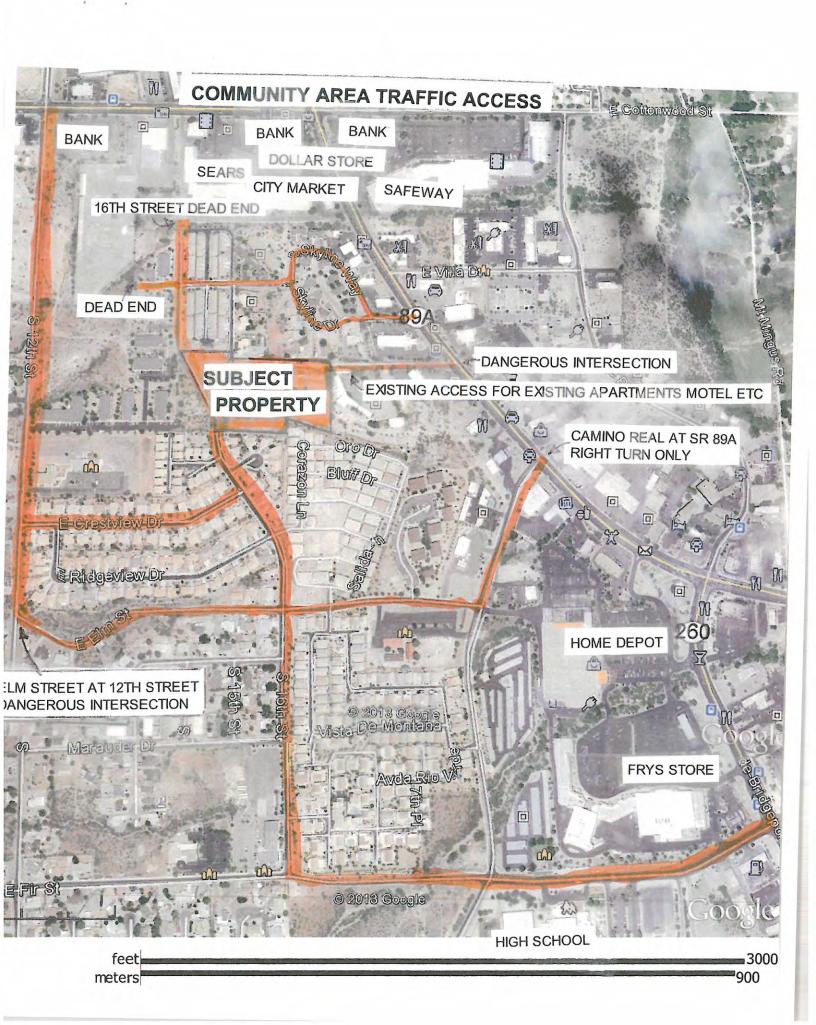
16th Street dead ends to the north. Access to Highway 260 is virtually non-existent except by traversing other high density and low density developments for some distance on 16th Street to



Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.







a "right turn only" intersection Camino Real at 260 or a distance farther to Fir Street and then to Fir at 260 passing by Mingus Union High School. Access to 89A is (as requested by sign) is south to Elm, then north to 89A on 12th Street some considerable distance.

I trust that "at least some" traffic mitigation will be a part of this proposed development regarding not only the additional traffic generated by the proposed additional units but the totally inadequate circulation situation that exists today. Traffic consultants are professionals with whom I have worked on a continuing basis in my capacity with cities ranging in size from that of Cottonwood to Tempe and the environs of Phoenix as well as on a companion project basis on cities the ilk of Los Angeles.

I have often addressed problems regarding traffic that defy solution, short of major and costly mitigation. The point intended here, is these difficult situations came into being by the systematic addition to development areas which over time, have not provided (planned) for the ultimate loads of the transportation system. This area is at a point in time where the traffic problem, if not properly addressed, will guarantee serous and expensive mediation.

You will be interested to notice that your R-1 Zoning has similar setback and height requirements as R-2. The "general plan" appears to anticipate and condone "High Density Residential" for the undeveloped area adjacent to the occupied R-1 on which your home (and others) lies.

Any general plan, to be of any future beneficial effect, must address the dictates of the automobile. Along with that consideration, is the more important dictate of being the necessary, but often overlooked, service to people. Currently I have observed children gathering from the abodes of this area on their walk to school (or to school bus pick up areas) along streets without sidewalks and in the entire area without any paths or ways designed for people.

The present residents of the existing high density areas which are adjacent to commercial uses, find when they step from their doors that they are faced with "tunnels" of walls, narrow automobile access ways, leading onto or through parking areas, and there is a noticeable lack of sidewalks, park areas, pedestrian circulation facilities, or any other items of interest or convenience.

I would like to make some constructive comments to the developer's consultants that may be of economic good to the project, provide part of a solution to the major problems and assist in creating a project to be proud of.

The requirements for this type of development along with my comments are as follows:

Portions of the "Revised zoning code (attached) are underlined by the author, with comments on each item.

Notice pages 34, 35

Notice was not known to a number of near property owners.

Commission Action, page 36

Commission may amend or quash or approve with conditions.

Council Action, page 37

If 20 percent, or more (F, 2 page 37) file a protest <u>in writing</u> against, it shall require ³/₄ of the council to approve. The council, in order to approve is required to follow the law of their ordinances.

The council may require dedications of streets & easements.

Other requirements exist. See all of ordinances.

Money continues to be the underlying factor to all that is considered by the citizenry, including those of us who are our elected representatives. "Adequate" funding must be considered not only for the initial cost of construction but for the "never ending" cost of maintenance of infrastructure that is inherited by towns, cities, and counties, this eventually requires replacement and/or expansion to provide for added growth needs. The federal government, through the states and other "Children of the Federal", often funds improvements and replacements thereof by "printing" money with no basis of value (except the adding of additional debt to us as taxpayers). Developers participate in this process by (usually) borrowing amounts from banks, which are in turn funded by the federal government. The cost of maintenance is seldom factored into the equation except from inadequate things like local sales tax, share in "road" taxes (fuel) all of which are overwhelmed by the constant addition of new and replacement infrastructure.

What city councils do is very much influenced by the above listed factors (and similar).

Successful developers are more aware of these (and more) factors that dictate their planning. Please review the attached reports by others, which your consultant embraces (for the most part) as factual.

My clientele, starting some 15+ years ago has been made up more and more by individuals that were losing their retirement by the devaluation of the dollar and/or by such things as cities, counties, and states going broke, if not often actually bankrupt. The feds themselves are fraudulently stealing retirement accounts. Wise people are converting such accounts into their own businesses or investing in land or things they can hold in their hands. Any city, even though not wise demonstrated by their "Chase of the Dollar" still is very much by a "dirth" in the value of the dollar.

Presently "Skyline Dr. Apt." apparently have a single easement access to SR 89A through "View Motel" (Verde Valley Dev. Co.)

Current owner(s) of the project property (of record) "Skyline Dr. Apt. LLC" & Seabourn LLC

Conversion of apartments to condominiums requires a complex series of changes, not only that which zoning may require but building & fire codes.

Open space (whatever that can mean) is listed on the plans as ultimately covering 38% of the project area. Parking is apparently not included.

From the plan documents, the total area of "Livable" space the project anticipates is 57,000 sq. ft., not counting the existing "Skyline Apartments".

This project is of great importance to the community, the community being an area far greater in area than the project area – plus the area 300 feet from its perimeter.

The city of Cottonwood would benefit greatly from the developer and the people of cottonwood working together.

This will take a bit more time.

The street intersections at 12t Street @ Elm, East Skyline Drive @ Highway 89A, and the View Motel @ Highway 89A are dangerous intersections.

See AASHTO policy on geometrical design and "Street Planning and Design Guidelines, City of Phoenix" (Attached pages 9-2, 12-17)

In particular, those streets entering a major connector or Highway such as 89A, should not vary from ninety degrees by more than fifteen degrees.

These named locations above vary from 30 degrees to 50 degrees.

Each also fail to provide any perpendicular storage for vehicles attempting the turn.

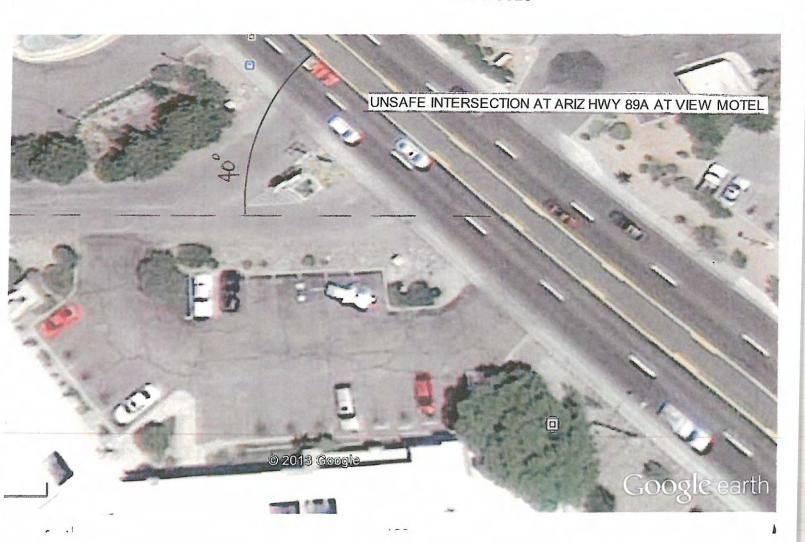
A "GENERAL PLAN" HAS NO SUBSTANCE OR VALIDITY WITHOUT PROVIDING FOR THE IMPACT OF IT'S BEING INVOKED REGARDING TRAFFIC, WATER SERVICE, WASTE WATER TREATMENT, PUBLIC SAFETY, AND A VIABLE PEOPLE ENVIRONMENT.



INTERSECTION, HWY 89A @ VIEW MOTEL AND EAST SKYLINE DR E VIII a Dr C 100 ad enilys E SUPER 8 MOTEL feet meters Joogle earth 33 **OFFICES** VIEW MOTEL



INTERSECTION WITH SEVERAL SAFETY ISSUES





Street Planning And Design Guidelines

December 1, 2009

Maintained by:
Design Section
Planning, Design, and Programming Division
Street Transportation Department

THE REQUIREMENTS LISTED IN THESE EXCERPTS FROM THE CITY OF PHOENIX GUIDELINE DOCUMENT ARE THOSE BEING IMPORTANT SAFETY REGULATIONS AS FORMULATED BY THE AASHTO POLICY ON GEOMETRICAL DESIGN CHAPTER. 9

9.4 Stubs For Street Extension

Stubs for street extension are required where a street connection is necessary to serve adjacent properties that may develop at a future date. When a dead-end street is required and it serves more than four lots, a temporary cul-de-sac with a 45' radius should be provided.

9.5 Knuckles

Knuckles are areas on the roadway expanded to provide a turn-around and additional access or lot frontage on residential collector and local streets. Knuckles are required at intersections where each street extends in only one direction from the intersection.

Radii for knuckles are shown in COP Design Standards Guideline DG1006.

Sidewalk ramps are not required however, if they are provided they should be in accordance with Standard Detail P1242. Ramps should be provided if there are amenities on either side of the "elbow".

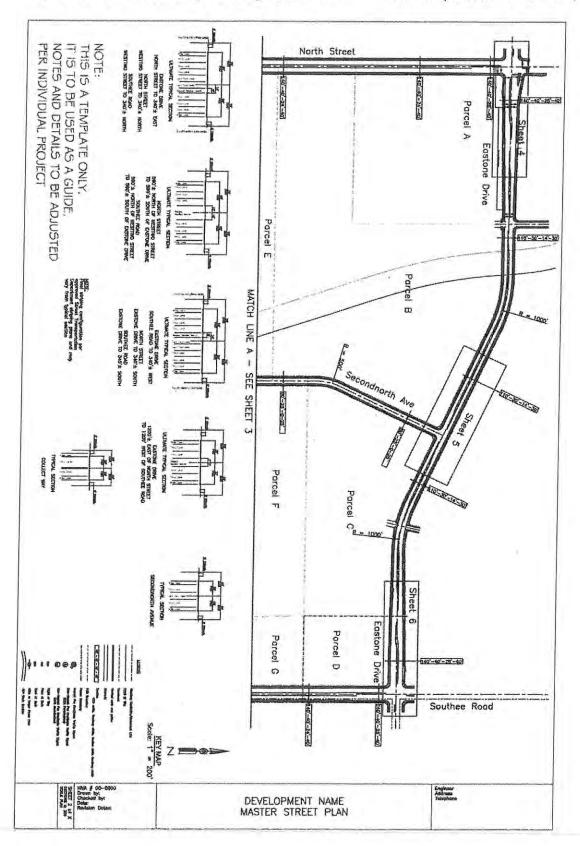
9.6 Eyebrows

Eyebrows are permitted between intersections to improve accessibility to oddshaped sites. The design of a Eyebrow should be in accordance with plans approved by the City Of Phoenix Development Services Department.

9.7 Horizontal Alignment

- 1. When tangent centerlines deflect from one and other more than ten degrees and less than seventy-five degrees, or greater than one hundred and five degrees, they shall be connected by a curve with a minimum centerline radius of five hundred feet for collector streets, or one hundred feet for local streets.
- 2. Between reverse curves on arterial and collector streets, there should be a tangent section of centerline not less than one hundred fifty feet long.
- Local and collector streets intersecting an arterial route should do so at a ninety degree angle; intersections of local street should not vary from ninety degrees by more than fifteen degrees.

^{*} See Subdivision Ordinance, Chapter 32 of City Code for additional information.



American Association of State Highway and Transportation Officials

From Wikipedia, the free encyclopedia

The American Association of State Highway and Transportation Officials (AASHTO) is a standards setting body which publishes specifications, test protocols and guidelines which are used in highway design and construction throughout the United States. Despite its name, the association represents not only highways but air, rail, water, and public transportation as well.

The voting membership of AASHTO consists of the Department of Transportation of each state in the United States, as well as that of Puerto Rico and the District of Columbia. The United States Department of Transportation, some U.S. cities, counties and toll-road operators, most Canadian provinces as well as the Hong Kong Highways Department, the Turkish Ministry of Public Works and Settlement and the Nigerian Association of Public Highway and Transportation Officials have non-voting associate memberships.

Contents

- 1 Purpose
- 2 Publications
- 3 See also
- 4 External links

American Association of State Highway and Transportation Officials



Abbreviation AASHTO

Formation December 12, 1914

Type Non-governmental organization

Purpose/focus Coordination among state

Departments of Transportation

Headquarters 444 N Capitol St. NW

Suite 249

Washington, DC 20001

Region served United States

Affiliations 50 state Departments of

Transportation and in District of

Columbia and Puerto Rico

Website http://www.transportation.org

Purpose

The American Association of State Highway Officials (AASHO) was founded on December 12, 1914. Its name was changed to American Association of State Highway and Transportation Officials on November 13, 1973. The name change reflects a broadened scope to cover all modes of transportation, although most of its activities are still specific to highways.

While AASHTO is not a government body, it does possess quasi-governmental powers in the sense that the organizations that supply its members customarily obey most AASHTO decisions.

Publications

Some noteworthy AASHTO publications are:

- A Policy on Geometric Design of Highways and Streets, often called "The Green Book" because of the color of its cover. This book covers the functional design of roads and highways including such things as the layout of intersections, horizontal curves and vertical curves.
- Standard Specifications for Transportation Materials and Methods of Sampling and Testing.
- AASHTO LRFD Bridge Design Specifications. This manual is the base bridge design manual that all DOTs use across the US.

In addition to its publications, AASHTO performs or cooperates in research projects. One such project is the AASHO Road Test, which is a primary source of data used when considering transport policies and the structural design of roads. Much of AASHTO's current research is performed by the National Cooperative Highway Research Program (NCHRP) which is administered by the Transportation Research Board (TRB) of the National Research Council.

The AASHTO Materials Reference Laboratory (http://www.amrl.net/) (AMRL) accredits laboratories. AMRL accreditation is often required to submit test results to State DOTs. For example, a contract for the construction of a highway bridge may require a minimum compressive strength for the concrete used. The contract will specify AASHTO Test Designation T22 "Compressive Strength of Cylindrical Concrete Specimens" as the means of determining compressive strength. The laboratory performing T22 will be required to be accredited by AMRL in that test.

AASHTO coordinates the numbering of Interstate Highways, U.S. Highways and U.S. Bicycle Routes.

The families living in the areas effected by the addition of some 55 plus new families, are concerned that the area, already lacking in a workable street system, will add exponentially to the problems

This preliminary report describes problems in traffic and pedestrian safety sufficient to be considered a failed proposal without a "meeting of the minds" that should result in a community not bitterly separated by a feeling of something being "shoved down their Throat's".

A brief history of my experience is attached. i have been retained to be of service regarding the concerns of Phil and Marci Moyer, the family who's letter of protest is also attached.

PLEASE FEEL FREE TO CONTACT MYSELF OR THE MOYERS WITH YOUR FEELINGS REGARDING THIS IMPORTANT DEVELOPMENT PROPOSAL.

SINCERELY

VAN MC DONALD

PLANNING AND DESIGN ASSOCIATES

- cc . 1. CITY OF COTTONWOOD PLANNER
 - 2. DEVELOPER
 - 3. PROJECT PLANNER, ENGINEER, OR ARCHITECT.

Protest Letter

Against The
Skyline Condominiums &

Casa Verde Consulting Re-ZONE Application CRV #12-028

Master Development Plan – 43 Condominiums

Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

We own property within 300 Ft. of the subject property know as Skyline Drive Apartments. This letter represents our written PROTEST against the Skyline Condominiums Master Development Plan request as proposed to the City of Cottonwood. Traffic is our main concern as this developments access to 12th St. will be via 16th St. and Crestview; To Main St. will be via 16th St. to Elm or Skyline Dr. These developers are requesting many more residential units in their rezoning application than the current existing zoning would allow. Please do not change the existing zoning. We purchased our property knowing this adjacent land was zoned low density residential. Our serious concerns are the additional traffic this development will create, noise, public safety and our property values.

Phil & MARCIANA Moyer - 1640 CROSTNEW CRCL, Cotton Wood

Name
Parcel # 406-61-054

Parcel # 406-61-054

PROFESSIONAL HISTORY

VAN McDONALD

vancherrycreek@gmail.com

Phone: 928-567-9141 Cell Phone: 928-821-1095 Fax: 928-567-4387

PROFESSIONAL REGISTRATION:

Land Surveyor - Arizona #5357

Colorado, #9324, California #6273

Planning and Design Associates No. 11627-0

CONSULTING EXPERIENCE:

Owner and manager of Planning and Design Associates Co. since 1972; engaged in planning, engineering, feasibility studies, and reports, survey work, and real estate development.

Planning studies and reports to Corporations and individuals, including feasibility and recommendations. Correlation of engineering and planning reports and submissions for approvals of agencies such as I.C.B.O. and FHA. Initiation and negotiation of professional contracts for various planning, building and construction projects. Preparation of maps and visual aids for presentation of reports and execution of projects with civil engineers, architects, landscape architects, and other professional persons.

MUNICIPAL EXPERIENCE:

- Director of Public Works and Director of Planning for City of Peoria, AZ.
- Projects Director and Engineering Management for North Slope Borough, AK and
- Senior Member of Urban Planning team for Hewitt V. Lounsbury & Associates, Anchorage AK.
- Director of Planning and Deputy City Engineer for the City of Flagstaff, AZ.
- Director of Planning and Deputy City Engineer for the City of Ardmore, OK.
- Office Engineer and Construction Engineer for the City of Tempe, AZ.
- Land Surveyor for the City of Phoenix, AZ.

25 years professional experience on: municipal projects as consultant preliminary studies, planning documents, surveys, design, construction, assessment computations, reports on streets, water lines, sewer lines, irrigation systems, and drainage projects. Right-of-way acquisition, layout and design of subdivisions, planned unit development, plan checking, site layout, planning studies, reports, and presentations to Government groups and the public, real estate investment and development. Extensive experience as an expert witness, code enforcement, draft of planning documents, ordinances, and resolutions.

HIGHWAY AND ROADS:

Road Engineer with the Bureau of Land Management in AZ. Design of access roads in a variety of terrain conditions. Work included preliminary studies, survey, design, contract preparation, layout, construction surveillance and reports. Location Engineer on County Road System for Coconino County, AZ. Location of right-of-way work for turnpike construction. Field design of roads, grading and drainage for private developments.

LAND SURVEYING:

Full and part time since age of 14 for my father, myself and others.

GEODETIC AND PHOTOGRAMMETRIC:

Project Engineer for Jack Ammann Photogrammetric Engineers, San Antonio, TX. Work included job planning, field control, and contract negotiations. Senior surveyor with Pan American World Airways, establishing horizontal and vertical control for high accuracy test equipment for military applications.

EDUCATION:

Attended Phoenix College, Arizona State University, Northern Arizona University, Geology, Engineering, and Surveying

MEMBER OR PAST MEMBER OF:

American Congress on Surveying and Mapping (Fellow)
American Society of Planning Officials
Planning Association of Arizona
National Association of Home Builders
Arizona Water and Pollution Control Association
Flagstaff Area Transportation Study Committee (past Chairman)
Southern Legal Foundation
School Site Selection Committee
Civic Beauty Commission
Historic Sites Committee
United States Army 1952-1954

REPRESENTATIVE PROJECTS:

THE VILLAGES - A 1280 acre development in Anchorage, AK. Land acquisition, land trades with state and private entities, planning and agency approvals, initial improvements, and marketing.

THE METROPOLIS - A multi-tower vertical subdivision in downtown Los Angeles, CA. Project Manager for subdivision mapping of high-rise buildings and Governmental relations.

For many years, I have served as an expert witness on a variety of cases.

Service as a right of way agent for cities, the federal government, corporations and private individuals extended throughout my service history.







REVISED ZONING ORDINANCE of THE CITY OF COTTONWOOD

TABLE OF CONTENTS

ARTICLE I - ADMIN	VISTRATION	1
SECTION 101.		
SECTION 101. SECTION 102.	SHORT TITLE	1
SECTION 102. SECTION 103.	PURPOSE	1
	INTERPRETATION AND APPLICATION	1
SECTION 104.	PLANNING AND ZONING COMMISSION	3
SECTION 105.	BOARD OF ADJUSTMENT	5
SECTION 106.	DEVELOPMENT REVIEW BOARD(DELETED)	7
SECTION 107.	CODE REVIEW BOARD	0
SECTION 108.	ZUNING ADMINISTRATOR	
SECTION 109.	ENFORCEMENT	12
SECTION 110.	VIOLATION AND PENALTY	15
SECTION 111.	SEVERABILITY	17
ARTICLE II - DEFINI	TION	19
SECTION 201.	GENERAL	18
ARTICLE III - PROCE	EDURES	33
SECTION 301.	AMENDMENTS OR ZONE CHANGES	22
SECTION 302.	CONDITIONAL USE PERMITS	20
SECTION 303.	ZONING CLEARANCE	
SECTION 304.	DESIGN REVIEW	43
SECTION 305.	CODE REVIEW	4/
SECTION 306.	APPEALS AND VARIANCES	
SECTION 307.	TEMPORARY USE PERMITS	55
SECTION 308.	MEDICAL MARIJUANA FACILITIES	56-1
SECTION 309.	HILLSIDE DEVELOPMENT STANDARDS	56-11 56-19
ARTICLE IV - ZONING	G DISTRICTS	
SECTION 401.	ESTABLISHMENT OF ZONING DISTRICTS	57
SECTION 402.	LOCATION AND BOUNDARIES OF DISTRICTS	59
SECTION 403.	NONCONFORMING USES AND STRUCTURES	61

ARTICLE III - PROCEDURES

SECTION 301. AMENDMENTS OR ZONE CHANGES.

A. PURPOSE.

The Council may, from time to time as the public necessity, convenience, general welfare and good zoning practice requires, change the district boundaries or amend, change, repeal or supplement the regulations herein established. Such changes or amendments may be initiated by the Council or the Commission on its own motion or by petition of one or more owners of real property within the area proposed to be changed.

B. CITIZEN REVIEW AND PARTICIPATION.

- 1. For all zone change applications, the following citizen review and participation process is required:
 - a. At least 60 days prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with planning staff which identifies development issues as well as arrangements and scheduling for the neighborhood meeting described in subsection b below.
 - b. At least 30 days prior to any public hearing, the applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change.
 - c. At least 15 days prior to the scheduled neighborhood meeting, the City shall notify all property owners within 300 feet of the subject site by first class mail. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses.
- 2. It is the responsibility of the applicant or their representative initiating the zone change to conduct the meeting and provide an opportunity for a question and answer period by the audience. It is also the responsibility of the same to identify a point of contact to the public for follow up questions and comments. A written summary of the meeting, including a list of attendees and the issues and concerns discussed, must be prepared by the applicant and a copy submitted to the Planning Department within 15 days after the neighborhood meeting.

C. PUBLIC HEARINGS REQUIRED.

- 1. The Planning and Zoning Commission shall hold a public hearing on any zoning ordinance. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and general description of the area affected, shall be given at least fifteen (15) days before the hearing in the following manner:
 - a. The notice shall be published at least once in a newspaper of general circulation.

- b. In proceedings involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of such governmental unit abutting such land.
- c. In proceedings that are not initiated by the property owner, involving rezoning of land which may change the zoning classification, notice by first class mail shall be sent to each property owner, as shown on the last assessment of the property, of the area to be rezoned and to all property owners, as shown on the last assessment of the property, within three hundred (300) feet of the property to be rezoned.
- d. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by subsection e.
 - (1) A ten percent (10%) or more increase or decrease in the number of square feet or units that may be developed.
 - (2) A ten percent (10%) or more increase or reduction in the allowable height of buildings.
 - (3) An increase or reduction in the allowable number of stories of buildings.
 - (4) A ten percent (10%) or more increase or decrease in setback or open space requirements.
 - (5) An increase or reduction in permitted uses.
- e. In proceedings governed by subsection d of this section, the City shall provide notice to real property owners pursuant to at least one of the following notification procedures:
 - (1) Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly governed by the changes.
 - (2) If the City issues utility bills or other mass mailings that periodically include notices or other informational or advertising materials, the City shall include notice of such changes with such utility bills or other mailings.
 - (3) The City shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation. The changes shall be published in a "display ad" covering not less than one-eighth (1/8) of a full page.
- f. If notice is provided pursuant to subsection e (2) or (3) above, the <u>City shall also</u> send notice by first class mail to persons who register their names and addresses with the City as being interested in receiving such notice.

- f. Payment of a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the City Clerk. No part of the filing fee shall be returnable. Payment of filing fee shall be waived when the change or amendment is initiated by the Council or the Commission or when the petitioner is the City, County, State or Federal Government.
- 2. Upon receipt of a complete application for amendment, the Zoning Administrator shall forward the application to the Planning and Zoning Commission.
- 3. Any plan approved by the Zoning Administrator under the provisions of Section 303 must substantially conform to the Tentative Development Plan submitted as part of the petition for a change of district boundaries.

E. COMMISSION ACTION.

- 1. Upon receipt of any complete application for amendment, the Commission shall fix a reasonable time for the hearing of the proposed zone change, amendment or addition and shall give notice thereof to interested parties and to the public in the time and manner provided for as specified in Subsection C. and by posting the area included in the proposed change, not less than fifteen (15) days prior to the hearing. It shall be the responsibility of the applicant to maintain the posting. The notice shall set forth the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected. The Commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. Within thirty (30) days after the close of the hearing, the Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation.
- 2. Prior to publishing a petitioned Zoning Map change, the Commission may, on its own motion, delimit or extend the boundaries of such area, so as to constitute a more reasonable zone district boundary.
- 3. The Commission may, on its own motion, propose any amendments to this Ordinance and map. After holding a public hearing as required by this Section, the Commission shall either:
 - a. Transmit such proposal to the Council which shall thereupon proceed as set forth herein for any other amendment or;
 - b. Vote to quash the Commission initiated proposal, in which case no further action need be taken by the Commission or Council.
- 4. The Commission may recommend to the Council that a time limit be established for the development of the proposal for which a rezoning is conditionally approved.

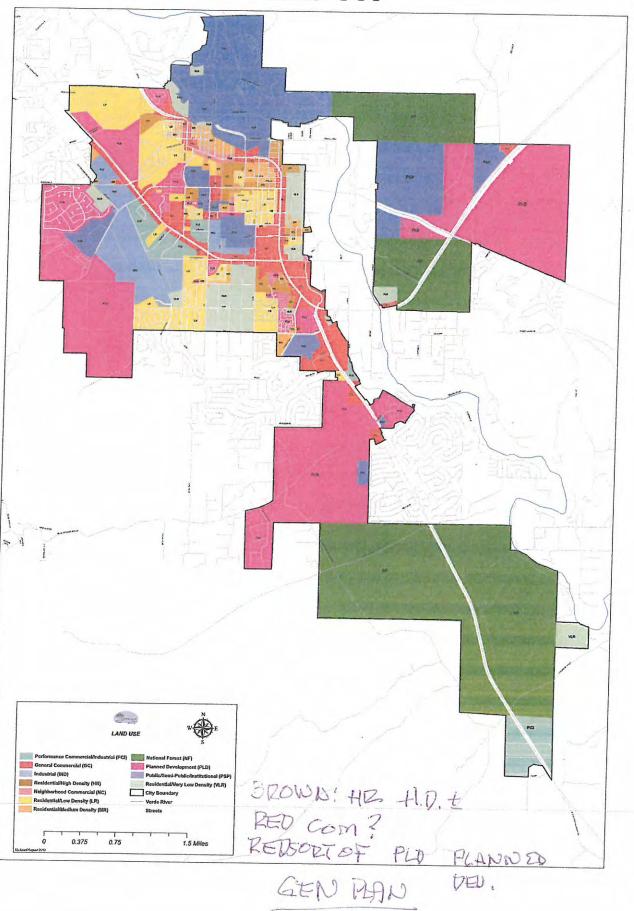
F. COUNCIL ACTION.

- 1. Once the Commission has held a public hearing, the Council may adopt the recommendations of the Commission without holding a public hearing if there is no objection, request for public hearing or other protest. The Council shall hold a public hearing if requested by the party aggrieved or any member of the public or of the governing body. Notice of the time and place of the hearing shall be given in the time and manner provided for the Commission as specified in Subsection C. In addition, the City may give notice of the hearing in such other manner as it may deem necessary or desirable.
- 2. If the owners of twenty (20) percent or more, either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred and fifty (150) feet therefrom or, of those directly opposite thereto of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three fourths (3/4) of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three fourths (3/4) of the remaining membership of the Council, providing that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.
- 3. The Council shall not make any changes in any proposal recommended by the Commission until the proposed changes have been referred back to the Commission for a report. Failure of the Commission to file a report back to the Council within thirty (30) days from date of receipt of the recommended changes shall be deemed to be the approval of the proposed change(s) as recommended by the Council.
- 4. At the time of rezoning, the Council may establish a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, it shall revert to its former zoning classification without legislative action.
- 5. The Council may require the dedication of streets and utility easements as a condition of rezoning.

G. RECONSIDERATION OF DENIED AMENDMENTS.

In the event that a petition for an amendment is denied by the Council, or is withdrawn after the Commission hearing, the Commission shall not consider the petition or any other petition for the same amendment of this Ordinance as it applies to the same property described in the original petition, or any part thereof, within a period on one (1) year from the date of such denial action, unless the conditions upon which the original denial was based have changed.

Land Use



Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Nolse
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank Youl Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

DAVID J. ADALR 1650

Signature

*** FOLD - TAPE 3 SIDES & RETURN

No PREVIOUS NOTICE OR

PUBLIC HEARING RECEIVED.

PAL 10/19/13

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting -- CRV #12-028 Master Development Plan – 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

NO PREVIOUS NOTICE OF PUBLIC HEARING PECEIVED. DM 10/19/13

Cottonwood Arizona 86326

October 15, 2013

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St, will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline. Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

PUBLIC HEARING

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name Name

Addross

Cianatura

MENDY

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919

Fax: 928-634-6790 philm@cwbanker.com

WA 19/13

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

*** FOLD - TAPE 3 SIDES & RETURN

No PREVIOUS NOTICE OF PUBLIC HEARING RECEIVED.

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

DATE:

Dear Cottonwood City Zoning Commissioners,

10-17-13	1655 E. CRESTUIE	weiser Aug Defouch
Name Parcel #_ 106 - 61	- 056	Signature
7 di cci # 7 - 6 - 6 1	-30	
ADDITION		
ADDITIONAL		
COMMENTS: W	TIPE. WEDIN RECEIVE	BIMAILD ANY
AUGUST MEE	TIPE. WEDIN RELEIVE	A LETTER LAST WEEK
FOR AN CEI. MI	TG, THIS IS THELIRST CIT	ME REING ENDER OUTA
TIMIS TRAJE	C, NOBE JUST A FEW 1	KERLENS CREATED
WITH HIGHER	ENSITY. PLEASE KE	AUETHE ZODING AS
14636 211	LO-LE DIORY WOULD DE	HIGHEROUGHINTUIS ADEA
IT WOULD BE	Equal To HEIGHTS of THE	EMASORITY of HOMES IN
I de NEIGHEER.	14000.	

Against The
Skyline Condominiums &

Casa Verde Consulting Re-ZONE Application CRV #12-028

Master Development Plan – 43 Condominiums

Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

DATE:
October 19, 2013 1615 Crastriew Circle Barbara G. May
Name Address Parcel # 406-61-0590 Name Address Signature On Signature
ADDITIONAL COMMENTS: Muli-ptory buildings will not
conform to any of the other construction
The 16 street and would be an enesone.
Increased traffic and obstruction
Cof emergency vehicles to the Renior
Dliving facilities would occur.

Phil Moyer

Sent:

Brenda Eldred <beldred15@msn.com> Sunday, October 20, 2013 5:19 PM.

Phil Moyer FW: Date St

Subject:

Phil. Not sure if you have received this. Lots of concerns in our neighborhood.

Date: Sun, 20 Oct 2013 16:00:03 -0700 From: kennymollohan@yahoo.com

Subject: Date St.

To: douganddeznoble@msn.com; beldred15@msn.com

Please pass this info. along at tomorrows meeting. Based on the proposal submitted for the Skyline Condominiums, it is clear that there are a number on intersections that are unsafe These intersections should be a priority and brought up to safe standards before there is any increase in traffic due to future construction. Now that the city has been put on notice about these unsafe conditions the city is now subject to double damages for any future law suites. Respectfully Submitted,

Kenny Mollohan 1151 E. Date St. Cottonwood, Az. Retired Police Lt.

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

DATE:

Dear Cottonwood City Zoning Commissioners,

Leland P Gamson	1620 E	Crestview	Circle	Leland	P Gamson
Name	Address		Signature	2	
Parcel# 406-61-053	2				
ADDITIONAL					
	one was	neighborho	al be	Allal	
of its low density					
1 1 9 2 2 3 3		ll radicals	alter.	. /	
1		reasing in			
decreasing sulity	<i>3</i> ′	/	1		
, , ,		111			

Against The
Skyline Condominiums &

Casa Verde Consulting Re-ZONE Application CRV #12-028

Master Development Plan – 43 Condominiums

Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

DATE:		I		
Wm CDAWES FR	1495 E.	CRESTUI	EW Cou	24
Name	Address		, Signatī	are V
Parcel #			WMCK	(Aug.)
Parcel #_ Corner y Crestv	IDW COUR	t & 16	EX CTRE.	× 21-
ADDITIONAL				
COMMENTS: RigHY	- NOW	Wen	reed S	peeD
Bumps on 1	LET STR.	FROM	Elm	40
THE FOOD Cit				
Going to be to	'Muche Fo	R THIS	Street	· They
Fy By OUR HOU	use Righ	A NOU	<i>, ,</i>	, 5
2 7	4			W. T. S.

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

	1
ESTUIEW CIK	Kick Oca
dress	Signature
	Signature Norma Ogg T
Recieve	2 EARlieR
1	
e, e	
	Recieve

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

KICHARD B. MAY G. MAY BARBARA

1615 CRESTVIEW CIRCLE

Signature

Address

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Against The
Skyline Condominiums &

Casa Verde Consulting Re-ZONE Application CRV #12-028

Master Development Plan – 43 Condominiums

Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

Brenda Eldreb 830 S. 1245+ Name Parcel # 416-05-027744	Bula El Signature
ADDITIONAL COMMENTS:	· · · · · · · · · · · · · · · · · · ·
jan j	

Against The
Skyline Condominiums &

Casa Verde Consulting Re-ZONE Application CRV #12-028

Master Development Plan – 43 Condominiums

Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

DATE:		
Marian Brookener 1540 Crestone Name Address Parcel # 406 - 61-075	Signature	
	8	
ADDITIONAL		
COMMENTS:		
		,
		-
	, 6	
	1. 4	•

Phillip Moyer

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Namo

Address

Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

WANACE VERRETTE

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer | Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A S A P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

BARRY ADICO 1235

1235 E CRESTVIEW DR

Bany Adics

Name

Address COTTON WOOD AZ

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

DATE:			(
DONOMAR	y Gouraged, 1	635 CM	iesty i e	w Cipel	E	
Name Parcel #_ 406 -	Addre	ess		Signature		_
Parcel #_ +66-	61-05/		(()	con C	$\rightarrow \sim$	_
			man	S S	mirand	
ADDITIONAL				1000		
	WENEVE	-0 10	- /	14.		
COMMENTS:	VENDEVE	IR WECK	EIVEEL	少之		
_ initial	Noti-FICATI	on that	twas	SENT	-001.	
		,				

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

4RY & KARLA WILHARM 1545 ECRESTVIEW DR.

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona 86326

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at the Council Chambers at 826 N. Main St. in Old Town

Dear Cottonwood City Zoning Commissioners,

DATE:	for the second		F	
	885 50-	16 th 500	Mon OD	1. Da Mars
Name Parcel #_ H D &- (Address Address		nature	7 . 100(11000)
ADDITIONAL				
COMMENTS:				
			. •	

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors.

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

S. RAIN BOWTAL. FOLD - TAPE 3 SIDES & RETURN COTTON WOOD, Phil Moyer Post Office Box 1777

Cottonwood

Arizona 86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

Marcella Letherarat 900 Corazon (a Marcella

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer | Post Office Box 1777

> Cottonwood Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me $\Delta S \Delta P$.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

This letter is my written Protest in opposition to the Skyline Condos PAD as propoged in the zaming change application CRV #12-028.

Name 1765 ORO Address, VE EIMS

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood
Arizona
86326

Cell: 928-300-4919 Fax: 928-634-6790 philm@cwbanker.com

10450 E. SWINGING BRIDGE CURNUILLE, AZ 86325

Phillip Moyer

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013
Dear Cottonwood Zoning Commissioners,
This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name	Address	Signature
Audrey M. CASSH- WARREN ANDM		Mich ley Wasser Post Office Box 1777 Cottonwood
920/5. +45t/	St Motorwal A.	Z Arizona 86326
Allen Arho	My	Cell: 928-300-4919 Fax: 928-634-6790
WAYNE A.CHSS.	HTT 5, 920 5012#	57. Wayne a. Canatt Jr.

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

* This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

210 - 11

October 17, 2013 Dear Cottonwood Zoning Commissioners. This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name 1305 E. CRESTVIEW DR.
Address COTTONWOOD, AZ

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors.

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Mover Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028

Phil Mover Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

ANITO L. Brandon

Address

E Crestview Dr

Pł

Phil Moyer Post Office Box 1777

** FOLD - TAPE 3 SIDES & RETURN

Cottonwood

Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

865 S. CRESTVIEW CE

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona 86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

GEORGE BORDENAVE 1474 E CRESTVIEW DR CTWOOD Colored Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me $\Delta S \Delta P$.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

John Averna

Name

Address Cottoniand A

*** FOLD - TAPE 3 SIDES & RETURN

Signature

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Mover Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

ne Addre

Address

Signature

TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

40 p. 0. 1020

Neborah a Glamer

DEBORAH A. CilSMER

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

GERALD Name BUTAK

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting – CRV #12-028 Master Development Plan – 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Mamo

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline condos PAD as proposed in the zoning change application CRV #12-028.

Signature

FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

GORDON SCHELLING

Address

Signature

Name

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

120,021

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

OLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Mover Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

5529 SUNFIELD AVE. LAKEWOOD, CA. 90712

Signatur

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood

Arizona 86326

PROTEST LETTER

AGAINST SKYLINE CONDOMINIUMS

RE-ZONE APPLICATION ZO 13-022

NEXT HEARING DATE NOVEMBER 18, 2013

DEAR COTTONWOOD CITY ZONING COMMISSIONERS,

We own property on CRESTVIEW CIRCLE close to the proposed SKYLINE CONDOMINIUM DEVELOPMENT.

We are extremely concerned regarding traffic issues relating to the proposed zoning and consequent development of SKYLINE CONDOMINIUMS.

It is already difficult enough to exit from CRESTVIEW CIRCLE onto 16TH STREET due to the speed of traffic both ways on 16TH STREET. Due to curvature on 16TH STREET, traffic approaching from the north on 16TH STREET are blind to the traffic needing to exit from CRESTVIEW CIRCLE.

Additional traffic from the proposed zoning and development of SKYLINE CONDOMINIUMS will only serve to make this problem greater increasing the traffic substantially both along 16TH STREET and CRESTVIEW DRIVE for traffic going to 12TH STREET and 89A to reach OLD TOWN COTTONWOOD, THE LIBRARY, THE RECREATION CENTER OF CLARKDALE/JEROME VIA 89A.

In addition to the SKYLINE DEVELOPMENT, there is to be another development RIDGECREST TOWNHOMES where the only access in and out of this development will be by DATE STREET onto 16TH STREET. THIS ADDITONAL TRAFFIC WILL ADD TO THE PROBLEM STATED ABOVE. APPARENTLY THERE ARE NO FUTURE SHORT TERM PLANS TO HAVE DATE STREET LINK UP TO 12TH STREET FROM 16TH STREET. It was shown as a conceptual route on the 2003 COTTONWOOD GENERAL PLAN and is now shown as a proposed mid-range plan on the preliminary draft of the 2025 COTTONWOOD GENERAL PLAN.

According to the CITY OF COTTONWOOD engineering representative at the October 21 PLANNING AND ZONING COMMISSION MEETING, due to his traffic studies he does not believe this increase of traffic onto 16TH STREET from the proposed developments will cause problems for CRESTVIEW RESIDENTS as traffic will continue onto ELM STREET to access 12TH STREET. However our observations convince us that CRESTVIEW DRIVE is the most often used

route by current Skyline traffic as well as traffic from the Villas on Elm Street to access 12TH STREET, despite traffic sign on Crestview Drive directing people to use ELM STREET.

There is no other way to access 12th street to 89A from this area other than by going up CRESTVIEW DRIVE, RIDGEVIEW DRIVE OR ELM STREET. SKYLINE DRIVE to SOUTH MAIN STREET is almost impossible to turn left there without a signal. Planned outlet from SKYLINE DEVELOPMENT by the VIEW MOTEL to SOUTH MAIN STREET is also impossible to turn left there without a signal. At CAMINO REAL a left turn onto SOUTH MAIN STREET is not allowed.

TRUSTING THE COMMISSION WILL GIVE SOME THOUGHT TO THE SOLUTION OF CONNECTING 16TH STREET TO 12TH STREET AND NOT AS A MID-RANGE PROJECT AS STATED IN THE DRAFT OF THE 2025 COTTONWOOD GENERAL PLAN.

RALPH E. PRATT

PAMELA PRATT Panela Pratt

1625 E CRESTVIEW CIRCLE

COTTONWOOD, AZ 86326

PARCEL #406-61-058

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

*** FOLD – TAPE 3 SIDES & RETURN

Phil Mover

Post Office Box 1777

Cottonwood Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name Address

*** FOLD – TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

86326

Addendum to Protest Letter

to the Skyline Condominiums and Casa Verde Consulting CRV # 12-028

to Cottonwood Zoning Commissioners

written by Greg Houck

Although the city respected our views as to the height of the buildings when the Villas on Elm were developed, adjacent to the Crestview development, other problems popped up that were ignored after being presented in the series of meetings. The main cause of several problems were rentals. How many should be allowed in my opinion are very few. The people who rent do not care about the property , just take a look behind the houses on 16th St. They do not care about how many dogs they have or when they let them out to bark at all hours. They are not vested in the neighborhood. The people who buy to rent do not care who they rent to, as long as there are bodies to pay the bills. I have seen a few police cruisers on that property.

My neighbor and I can tell you about wine and beer cans thrown into the yard. Also the number of people trying to pass through our yards to get to this development was insane, along with the obnoxious graffiti on the walls. We talked about some type of wall or fencing to be put in to thwart that but it never happened.

Also I am no engineer but the area behind 16th St. was supposed to have been planted and maintained but most of the gravel on the slope has eroded and no one maintains it at all. Behind my home at 1655 the erosion and rocks sliding down below is not right. The wall should have been higher or the hill terraced. Pender Engineering should have seen that after the project was complete. They really need to be more exacting should this project go through. I feel more single stories should be built which would be more in line with the neighborhood with maybe a smaller square footage so as to get in a few more units as needed. The units should have garages, no one wants to look at parking lots and there should be high walls or fences to make it difficult to take short cuts. Some of us have mail boxes across 16th St. How busy will that street be to try and get the mail now? How good are the owners rules and will they be followed unlike the Villas on Elm? It is all in the details.

CREGORY HOUCK 1655E, CRESTUIEN CIRCLE Suprature Signature

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12^{th} St. will be via 16^{th} St. and Crestview and to Main St. will be via 16^{th} St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

WILLIAM VOLK

1265 RIDGEVIEW DR

Ċ,

Address COTTONWOOD, A 2 86326

* FOLD - TAPE 3 SIDES & RETURN

Signature

Phil Moyer | Post Office Box 1777

Cottonwood

Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

rown to have the war the the med

Phil Moyer Post Office Box 1777

ACCEPTAGE OF THE STREET OF THE

Arizona

36326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

Addres

8632

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer | Post Office Box 1777

Cottonwood

Arizona 86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan – 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

*** FOLD - TAPE 3 SIDES & RETURN.

Phil Moyer Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

Name

Address Cthruck AZ 86326 Signature

Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

* Traffic & Noise

* Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Mover Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

Phil

Post Office Box 1777

Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A S A P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013
Dear Cottonwood Zoning Commissioners,
This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

MARGARET KERN

1800 MARIPOSA DR 86326

rub

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer
Post Office Box 1777
Cottonwood
Arizona
86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Sherry L. Hilberger 8905, 12th St Signature, Hilberger Post Office Box 177

Cottonwood

Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12^{th} St. will be via 16^{th} St. and Crestview and to Main St. will be via 16^{th} St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A S A P

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

Post Office Box 1777

Cottonwood

Arizona 86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV#1/2-028.

Signature

Name Address Address COTTON WOOD, AZ 86326-251

Post Office Box 1777

Cottonwood

Arizona 86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

the first the first that the first t

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name Address Cottones of B286376

** FOLD - TAPE 3 SIDES & RETURN

Phil Mover Post Office Box 1777

Cottonwood

Arizona

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Signature

FOLD - TAPE 3 SIDES & RETURN

Phil Mover Post Office Box 1777.

> Cottonwood Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Addres

Signature

Phil Moyer Post Office Box 1777

Cottonwoo

Arizona

Cell: 928-300-4919

Fax: 928-634-6790 philm@cwbanker.com

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Evelyn Whaley 1775 Bluffer Address

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

> > 86326

October 15, 2013 .

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on the matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting of you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013
Dear Cottonwood Zoning commissioners,
This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name Address Cottonwoon, AZ Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer
Post Office Box 1777

Cottonwood Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors,

Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners.

KATHY POSCHARSKY- POUNDS

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer | Post Office Box 1777

Cottonwood

Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Dear Neighbors, Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

October 15, 2013

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona

> > 86326

October 15, 2013

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

ebecchan

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

Cottonwood Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

Sig

Post Office Box 1777

Cottonwood

Arizona

86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12^{th} St. will be via 16^{th} St. and Crestview and to Main St. will be via 16^{th} St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You!
Best regards,
Phil & Marciana Moyer
Cell# 928-300-4919
1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Name

Address

Signature

Post Office Box 1777

Cottonwood

Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers

Neighborhood Impact:

* Traffic & Noise

at 826 N. Main St. in Old Town

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! · Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Kanneth Bigary 1040 S 16 HPL Fernett S
Name Address Signature

Post Office Box 1777

Cottonwood

Arizona

86326

October 15, 2013

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

NICHOLAS EDWARDS

1770 VISTA DE MONTANA

icholas E. Colera

Name

Address

Signature

*** FOLD - TAPE 3 SIDES & RETURN

Phil Moyer Post Office Box 1777

> Cottonwood Arizona 86326

October 15, 2013

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

- * Traffic & Noise
- * Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

830 CORFLON LATE
Address COTTONISON

*** FOLD - TAPE 3 SIDES & RETURN

Phil Mover Post Office Box 1777

> Cottonwood Arizona 86326

Re: Protest Letter to the
Skyline Condominiums &
Casa Verde Consulting – CRV #12-028
Master Development Plan – 43 More Condos
Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to **PROTEST IN WRITING** * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners, This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

Robert D. Schubert 1525 E. Crestview Dr. Robert D. Saladert
Name Address Signature

Post Office Box 1777

Cottonwood Arizona

86326

рынт@смрапкет.сот Fax: 928-634-6790 Cell: 928-300-4919

86326 Arrizona

Cottonwood

LLLI xog əəmgoRes Protest Letter to the Skyline Condominiums &

Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD

as proposed in the zoning change application CRV #12-028.

Phillip Moyer

Protest Letter

Against The
Skyline Condominiums &
Casa Verde Consulting Re-ZONE Application CRV #12-028
Master Development Plan – 43 Condominiums
Located off of 16th St. adjacent to Crestview & Skyline

Dear Cottonwood City Zoning Commissioners,

We own property in the area of this proposed development. This letter represents our written **PROTEST** against the Skyline Condominiums Master Development Plan request as proposed to the City of Cottonwood. Traffic is our main concern as the new developments access to 12th St. will be via 16th St. and Crestview; To Main St. will be via 16th St. to Elm or Skyline Dr. It is our opinion that the requested number of residential units by Skyline Condominiums project far exceeds the norm for the neighborhood. It is our request that you do not change the existing zoning on the parcels involved. We purchased our property knowing this land was zoned low density residential. Our serious concerns are the additional traffic this development will create, noise, public safety and our property values. Thank you,

David Kripschild Co Howwood 86326 Colla Stepachel

Print Name Address Signature

Additional Comments:

I live welken 300 ft of the proposed Levelopmont,

Talsen obliged to changing the Zong

Lito Condonies jens 11!

Email to: philm@cwbanker.com

Mail to: Phil Moyer PO Box 1777

Date:

Cottonwood, AZ 86326

Re: Protest Letter to the Skyline Condominiums & Casa Verde Consulting - CRV #12-028 Master Development Plan - 43 More Condos Located off of 16th St. adjacent to Crestview & Skyline

HEARING DATE Oct. 21, 2013 6 p.m. at Council Chambers at 826 N. Main St. in Old Town

Neighborhood Impact:

* Traffic & Noise

* Public Safety

Dear Neighbors,

This letter represents our protest against the Skyline Condominiums Master Development Plan as proposed. Traffic is our main concern as their access to 12th St. will be via 16th St. and Crestview and to Main St. will be via 16th St to Elm or Skyline Drive. They are requesting many more residential units than the current zoning allows.

Marciana and I just found out about this last week when the developers sign went up on the property. We and most of our closest neighbors never received any notice or invitation to the developers August public hearings on the matter.

As you can see we are in dire need of your help and opinions on this matter. Most importantly we need you to PROTEST IN WRITING * OR come to the meeting if you are concerned, or both. Please accept my assistance in delivering your PROTEST LETTER to the meeting next Monday Oct. 21, 2013 by signing below & return to me A.S.A.P.

Please call me if I can answer any questions. Thank You! Best regards, Phil & Marciana Moyer Cell# 928-300-4919 1640 Crestview Circle

October 17, 2013

Dear Cottonwood Zoning Commissioners,

This letter is my written Protest in opposition to the Skyline Condos PAD as proposed in the zoning change application CRV #12-028.

omstad 1640 E. Calle Corta

Address Coffenwood AZ

Signature

86326

Post Office Box 1777

Cottonwood Arizona

86326

Cell: 928-300-4919 Fax: 928-634-6790

philm@cwbanker.com

August 17, 2015

Cottonwood City Council Members C/O Scott Ellis – Community Planner Re: Skyline Condos Project – 16th St. Zoning Change Request

Dear Mayor & City Council Members,

We are Phil and Marci Moyer who live at 1640 Crestview Circle. Our home sits adjacent to the south side and dead center (or ground zero) to the proposed Skyline Condos Planned Area Development (PAD) that is before you today.

This zoning change is serious business to us because when it is finally approved by you it will affect our privacy, safety, and potentially our property values. We, along with over 100 of our neighbors, have been very pro-active in this process over the years in an attempt to keep our neighborhood as safe and pleasant as possible. During past zoning hearings the Zoning Commissioners proposed to the applicant Tom Pender Engineering to work with us neighbors, in an attempt to modify the Skyline Condos Project to make it more compatible with surrounding neighborhoods. To his credit, Tom Pender has met with us adjacent neighbors and our Crestview H.O.A. Board. The results are that the Skyline Condominiums have modified their plan upgrading the look and construction and quality of the finished project. They reduced the two story units to one story along the south side (next to us in the low density R-1 zoning). They have also agreed to upgrade the condo structures from wood siding to stucco and from asphalt to tile roofs. They have also verbally agreed to create C.C.R.'s similar to those adopted by neighboring developments like Crestview.

There is also an important distinction to make about approving this development plan. There is no start date and no finish date. The applicant is not the developer. The applicant is the property owner who plans, someday in the future to sell the property with already pre-approved PAD zoning. Someone else will be completing the project, which makes this PAD Application before you kind of unusual.

So today, upon hearing this re-zoning request, it is doubly important for this Cottonwood City Council to ask all relevant questions pertinent for the full development and construction of the project, before you approve it. There should also be added to any approval, a list of conditions and stipulations agreed to by the applicant in writing, because this land will be zoned for this PAD forever. For this reason, I have attached a Cottonwood Staff Zoning Memo and notes that outline the sort of items I'm talking about. In 2004 there was a zoning approval of the "Villas on Elm" which is contiguous to our Crestview Subdivision, and which is also adjacent to the proposed project. The Villas is also adjacent to our Crestview Subdivision and the proposed Skyline Condos. By coincidence, the "Villas on Elm" were also developed for the property owners by Tom Pender Engineering. Prior to approving the "Villas" the City required assurances in writing that the developer would fulfill 22 conditions prior to construction. Of note: the developers agreed to reduce the elevation of the "Villas" from two stories to one story. They also agreed to build a block wall between the "Villas" and Crestview properties. The following are still our concerns about The Skyline Condominiums PAD:

- 1. What kind of Deed Restrictions are the Skyline Condos creating to keep order and cleanliness in their development? Are they employing current Skyline Apartment renter agreement conditions/rules? Would the developer agree to put limits (in their C.C.R.'s) on how many of these condos can be rented (say 20%) at any given time? It's our opinion and experience that property owners have "pride of ownership" and generally speaking tenants don't.
- 2. What kind of backyard lightings is allowed? What are the common grounds and parking area lighting going to be like?
- 3. What height are these "single story" (B) Units going in behind our backyard? They should specify this and not be allowed to exceed sixteen feet (16'). 16 ft. is one and a half stories.

- 4. Are the heating and cooling units going to be mounted on the ground or on their roofs? We recommend ground mounted.
- 5. CONSTRUCTION TIME LIMITS needed: There must be construction time limits placed, and agreed upon by the Skyline Developers prior to the City of Cottonwoods approval of this zoning change to a PAD. We neighbors don't want to be held hostage to a construction zone for years and years. It is our recommendation that at such time as a Building Permit has been granted to construct any Skyline Condo units or phases of the project that it be agreed that the developer not exceed 12 months to complete construction that was started.
- 6. **Very Important to us:** What kind of retaining walls are going to be built (adjacent to us) to retain the nine (9 ft.) of dirt being built up between our properties? And, is the developer planning to build a new 6 ft. block wall fence (as they did with the "Villas") between our backyard and their backyards?

**See attachments:

"Villas on Elm" Staff Memos Pender Elevation Map S.E.C. Elevation Map attached

Thank you for your time and consideration.

Sincerely,

Phil & Marci Moyer

1640 Crestview Circle

Cottonwood, AZ. 86326

928-300-4919 cell

Regular Meeting City Council November 2, 2004 Page 14

RE: The Villas on Elm

Council Member Pfeifer stated a lot of the people who will be buying the homes are fulfilling what is in the City's General Plan by becoming home owners, not renters. Currently there are more renters in the City than homeowners. Part of the General Plan is to make housing affordable so people can buy them. People in apartments now have one or two parking spaces; they don't have any sheds for their things; children are stacked on top of each other; and downstairs residents can hear the upstairs residents. Here there is single housing being built down so as not to obstruct the view of the other community. She said she and her family live in an older part of town so they can have their cars and stuff. This project will fill a void the City does not have now but that the Council has been working on, to help young families get out of the apartments and into their own home; they'll have pride of ownership. There will be a lot more plusses and benefits to the project than minuses.

Vice Mayor Lowe stated it was a good transition between the apartments and the upper end homes at Crestview. As Mr. Pender said, they had the right to go R-3 and go in and build apartments there. They would need to pass Code Review but they would not need to come under the scrutiny they are coming under with the PAD. It would be denser and wouldn't be something the neighbors would be happy with, and the first thing to consider is the neighbors, the people who live immediately next door to it and who would be most affected by it. He felt it would be a good plan, maybe not perfect but coming closer to perfect that what could be there.

Council Member Dockray moved to approve the Preliminary Plat for Villas on Elm located on the northwest corner of Elm and 16th Street with the twenty-two stipulations listed.

At this point Mr. Mickelsen interjected it needed to be subject to the approval of the Rezoning Application.

After adding this stipulation, motion was seconded by Vice Mayor Lowe and carried with a dissenting vote by Council Member Rothrock.

CLAIMS & ADJUSTMENTS

Council Member Dockray moved to pay the claims and adjustments. Motion was seconded by Vice Mayor Lowe, and carried unanimously.

CALL TO THE PUBLIC

There were no comments from the public.

ADJOURNMENT

Mayor Jauregui moved to adjourn. Motion was seconded by Council Member Dockray, and carried unanimously. Regular meeting adjourned at 7:52 p.m.



STAFF MEMO

TO:

Members of the Planning and Zoning Commission

THROUGH: Jerry Owen, Community Development Director

FROM:

Krista Cline, Planner

FOR:

November 15, 2004

SUBJECT:

FP 04-001. Consideration of a Final Plat for "Villas on Elm" located on the northeast corner of Elm Street and 16th Street. APN#: 406-

04-046G.

This is the review of a request for Final Plat approval of a 109-lot subdivision entitled Villas on Elm. The approximate 10.8 acre development is located at the northeast corner of 16th Street and Elm Street.

The property is currently zoned "R-3" Multiple-Family Residential. The surrounding area zoning includes "R-1" to the direct West, "PUD/R" to the South, and "R-3" to the East, "C-1" to the North. The General Plan identifies this area as "Residential-High Density." The property is also under consideration for rezoning to "PAD" (Planned Area Development). Being that the rezoning has not been approved, any motion for approval of the Final Plat would require a stipulation of approval conditioned on approval of the rezoning.

It is also important to remember that the plat proposes 109 units with access on Elm Street and 16th Street. The applicant/agent and the Crestview neighborhood have discussed locating a left turn only sign at the 16th Street egress. Staff would like to make it clear that 16th Street in a public road which acts as a vital collector element in the transportation system. The City may not support the understanding made between the applicant/agent and the Crestview Homeowners Association. Further discussion and analysis will be necessary.

In accordance with the newly adopted mandatory sprinkler Ordinance, all residences in this subdivision will have fire sprinklers to reduce the development requirements for fire safety concerns. Hot water recirculating systems and dual plumbing (grey water) were required as stipulations on the Preliminary Plat and rezone.

Staff has yet to approve of the submitted grading, drainage, and sewer plans.

As discussed with the agent and applicants on Friday, October 29, 2004, the constructions plans including grading, drainage, and sewer solutions and financial assurances must be approved by Staff prior to Final Plat submittal to the City Council. Staff will not schedule a City Council Final Plat review until all of these issues have been approved by Staff.

Staff recommends approval of the Final Plat subject to the following stipulations:

- 1. That all overhead power lines serving or crossing the site be undergrounded.
- 2. That the Dust Control and Stormwater Control Plans be approved by the Public Works Department.
- 3. That fire sprinklers are required for all residences.
- 4. That the applicant obtain a right-of-way permit for construction as per the Public Works Department requirements.
- 5. That the development extend and hook to the City sewer system.
- 6. That the project be approved with the proposed sewer connections, grading plan, and drainage plan. Any significant change as determined by the City will require full review and approval.
- 10. That the existing City owned slope easement be removed as an encumbrance to the property prior to Final Plat recording, subject to the financial assurance instrument.
- 11. That the community park be open and accessible to the public as affirmed by the Covenants, Conditions, and Restrictions, as well as, signed as such.
- 12. That sheet 3 of 3 be corrected to call out widths of the known rights-of-way surrounding the project.
- 13. That the improvement plans and assurances are approved by Staff prior to City Council Final Plat submittal and scheduling.
- 14. That a recent (within 6 months) title report for the property be provided. That corporate papers that show the signer is authorized to execute such a document are provided.
- 15. That dual-type plumbing including diverter valve and hot water recirculating system be required for all residences.
- 16. That the Final Plat approval is subject to the Planned Area Development approval.
- 17. That the Conditions, Covenants, and Restrictions include a clean, bulleted description of the Association's maintenance responsibilities including private street paving, parking enforcement, landscape and irrigation on common area and on individual lots, stormwater/sewer maintenance, etc.
- 18. That the revisions and technical corrections on the Covenants, Conditions, and restrictions and Final Plat be completed to Staff requirements prior to City Council submittal and scheduling.

Regular Meeting City Council November 2, 2004 Page 12

narrow street and it doesn't seem to cause a problem. He felt this project was very well designed and layer out, with units that have sprinkler systems, and was carefully reviewed and did not feel there would be a problem with access for emergency vehicles.

Mayor Jauregui then requested the City Clerk to read the first reading of Ordinance Number 459 by title only.

ORDINANCE NUMBER 459

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR A PARCEL OF LAND LOCATED AT THE NORTHEAST CORNER OF 16TH STREET AND ELM STREET INTERSECTION, PARCEL NUMBER 406-04-046G, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-3 (MULTIPLE FAMILY RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT).

CONSIDERATION OF A PRELIMINARY PLAT FOR VILLAS ON ELM LOCATED ON THE NORTHWEST CORNER OF ELM & 16TH STREET (APN #406-04-046G.)

Ms. Cline stated the Preliminary Plat for the previous item went through the same process the Master Development Plan and the Rezone hade gone through. This development falls under the new PAD Ordinance, new International Building Codes, New Grey Water Ordinance, and new Fire Sprinkler Ordinance. A couple of outstanding questions have to do with the drainage, the grading and the sewer connection, which construction plans have been submitted to the Public Works Department. They are in the process of reviewing those. The Rezone and the Preliminary Plat include the stipulations that should the grading, drainage and sewer not meet what has been proposed and subsequently approved, the project would be required to go back to full review. The Planning and Zoning Commission had twelve stipulations and staff reviewed the Preliminary Plat at the Council level and has added nine or ten more. She then read all twenty-one stipulations that were provided in the memo in the Council's packet. An additional stipulation was added, stating the Preliminary Plat was subject to the PAD approval. The Rezone, the previous item, was only the first reading and staff was asking for Preliminary Plat approval at this time; pre-plat approval prior to finalization of the Rezone.

Council Member Rothrock asked if the item was approved would that indicate the Council approved of the ten houses per acre plan and not enough parking or could we see changes to it.

Mayor Jauregui replied this was the Preliminary Plan. Changes could probably appear on the final plan and the final plan would come before the Council for approval.

Council Member Rothrock stated he liked the idea of affordable housing for people, he liked

AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS THIRD PARTY TRUST

THE VILLAS ON ELM

BY THIS AGREEMENT made and entered into by and between CW Elm Street Properties, L.L.C., an Arizona limited liability company (the "Owner"), and Chicago Title Insurance Company, a Missouri corporation, as Trustee under Trust No. 3661 (the "Trustee") and the City of Cottonwood, a municipal corporation (the "City"), the above mentioned Parties hereby confirm and agree as follows:

RECITALS

١,

P + 9 2 - 1

- A. The Owner intends to develop the property more fully described in Exhibit "A", attached hereto and incorporated herein by reference (the "Property"). The Property is the subject of a subdivision plat (the "Subdivision Plat") identified as The Villas on Elm, Units 1 through 109, inclusive (the "Subdivision") recorded in the Office of the Yavapai County Recorder Book 57 of Maps, pages 37,3839
- B. The Parties to this Agreement wish to establish specific terms, conditions and guidelines to provide for assurances for the completion of the required subdivision improvements.
- C. The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Subdivision and thereby to limit the harmful effects of substandard subdivisions, including premature subdivision which leaves property undeveloped and unproductive; and
- D. This Agreement inures to the benefit of the Parties and is not executed for the benefit of third parties, such as, but not limited to, material men, laborers, or others providing work, services or materials for the Subdivision, or for the benefit of lot or home purchasers in the Subdivision.

AGREEMENT

NOW THEREFORE, based on the foregoing recitals, the Parties agree as follows:

1. Construction of Subdivision Improvements. Owner hereby agrees construct and install, at its own expense, all subdivision improvements for the property as described in Exhibit "B", attached hereto and incorporated herein by this reference (the "Improvements"). Said Improvements will be installed and completed, as set forth in Exhibit "B". The Owner's obligation to complete the Improvements will arise as of the date of recording (the "Start Date"). The

Owner's obligation to complete the Improvements is independent of any obligations of the City contained herein and is not conditioned on the sale of any lots or improvements within the development. Nothing contained in this Agreement shall be construed as an undertaking by the Trustee to install, or to guarantee the installation of, or to indemnify any other person for the installation of the Improvements.

- 2. Existing Utilities. Any costs to relocate or modify existing utilities or improvements shall be the responsibility of the Owner. Owner's performance of this requirement shall be considered in determining whether to release assurances under Paragraphs 10 and 11.
- 3. Assurance of Construction. This Agreement is submitted as an assurance that Owner will construct the Improvements as required by state and local law and as set forth in the final plat and construction plans.
- 4. Start of Construction. Owner shall begin construction of the improvements within twelve (12) months of the Start Date, and will diligently pursue completion of the Improvements. Owner's failure to do substantial work on the Improvements for a period of thirty (30) consecutive calendar days shall be presumptive evidence that Owner is failing to diligently pursue construction of the Improvements.

Completion of the Improvements. The Improvements shall be completed by Owner in accordance with Exhibit "B" by thirty six (36) months of recording. The Improvements shall not be considered completed unless and until the Improvements have been constructed in accordance with all applicable plans and regulations and after the City has determined, after inspection, that they are in compliance with said plans and regulations. Any extension of time for the completion of the Improvements beyond thirty six (36) months of recording shall require approval by the City Council.

- 6. Acceptance of Improvements. The City shall not accept the Improvements or maintenance responsibility for the Improvements unless and until all of the following have occurred:
 - a. The Improvements have been completed in accordance with Paragraph 5 of this Agreement.
 - b. The Improvements and the right-of-way in which the Improvements are located has been dedicated or conveyed to the City by Subdivision Plat or separate instrument, as applicable.
 - c. The dedication or conveyance, as applicable, has been accepted by the City as evidenced by the approval of the Subdivision Plat or by some other formal action.

. * D. *

7. Warranty. The Owner warrants that the Improvements, each and everyone of them, will be free from defects for a period of one year from the date that the City accepts the maintenance of the last improvements completed by the Owner.

R * + 1+ 8

- Security. To secure performance of its obligations hereunder, the Owner, as Second Beneficiary, has placed or will place the Property into a third party trust (the "Trust") that is subject to the terms of this agreement. Said Trust is designated as Trust No. 36011 on the records of Chicago Title Insurance Company, the terms of which are incorporated herein by reference. Owner agrees that if this Agreement is terminated for any reason before the completion of all Improvements required hereunder, Owner shall tender to the City 1) monetary assurances in an amount equal to the City's estimate of the total cost to complete the Improvements, or 2) other assurances acceptable to the City.
- Limitation on Transfer or Further Encumbrance of Title. Except as provided in Paragraphs 13 and 14 below, the Trustee shall not convey title or any other right or interest to the Property or any portion of the property which would precede the City's interest herein, without obtaining prior written approval from the City in the form of a Release of Assurance signed by the City Engineer.
- 10. Release of Assurances. This Agreement shall be released by the City and a Release of Assurance shall be given by the City Engineer only upon satisfactory completion and acceptance by the City of the Improvements in accordance with Paragraph 5, or the tender by Owner and acceptance by the City of substitute assurances.
- 11. Partial Release of Assurances. The City may, in its sole discretion, issue a Release of Assurance for some of the lots created by the Subdivision Plat if both of the following have occurred:
 - All of the Improvements required in connection with the released lots have been completed in accordance with Paragraph 5 of this Agreement; and
 - b. The City finds that the release lots and Improvements required in connection with such lots can be used and maintained separately from the Improvements not yet completed.
- 12. Substitution of Assurances. Owner may submit substitute assurance in a form and amount acceptable to the City at any time during which Owner is not in default of this Agreement. The City Engineer may approve a substitution of the Beneficiary or the Trustee (the "Substitute Assurance Agreement"), and may execute the Substitute Assurance Agreement on behalf of the City.
- Contracts for Sale. Notwithstanding Paragraph 9, the Owner may enter into a contract or a deposit receipt agreement for the sale of the Property or any portion of the Property if the contract or agreement clearly states that no portion of the

Property shall be conveyed until the Owner performs its obligation under this Agreement. Prior to entering into a contract or contracts for sale or deposit receipt agreement, the Owner shall submit to the City a copy of the form of contract of agreement containing the disclosure of limitation on the power to convey.

Bulk Sales. Notwithstanding Paragraph 9, the Owner may sell and the trustee may convey all of the Property in one transaction to a single purchaser, who has tendered to the City satisfactory assurances for the completion of Improvements, upon acceptance by the City of such assurances.

, 4 1 h 1 1 1

- 15. Conveyance Out of Trust for the Purpose of Encumbrance. Notwithstanding Paragraph 9, the Trustee may convey all or part of the Property to the Owner or Beneficiary of the Trust solely for the purpose of encumbering the property by the recording of mortgages or deeds of trust, provided that the Property is thereafter immediately reconveyed into the Trust.
- 16. City's Option Upon Default. If Owner defaults on its obligations under this Agreement, the Parties agree that, in addition to any other remedies the City may have against the Owner or Trustee for failure to perform as required under this Agreement, the City shall have and is hereby granted the right, at its sole discretion, to initiate a process to replat the Property to revert to acreage of approximately the same boundary configurations of record existing before the Subdivision plat for the Property was recorded. The Owner hereby authorizes the City to execute on behalf of the Owner all documents necessary to replat the Property. The replat may exclude any dedications to the public, which were made on the Subdivision plat or by separate instrument which are deemed necessary to serve the portions of the property which are not replatted or to necessarily serve the public. Owner shall pay the reasonable costs incurred in replatting. Prior to initiating any action to replat the Property or any portion of Property, the City shall give thirty (30) days first-class mailed notice to the Owner and Trustee at their last known address.
- 17. Issuance of Permits. The City shall not issue any permit for development of the Property or any portion of the property, except permits for the completion of the Improvements, unless the City has on file acceptable assurances for the completion of the Improvements or the City has given a Release of Assurances for the Property or that portion of the Property subject to the development permits.
- 18. Termination. This Agreement shall remain in full force and effect until one of the following has occurred:
 - a. All the Improvements have been completed and accepted in accordance with Paragraphs 5 and 6 as evidenced by a written statement from the City Engineer.

- b. The Owner has tendered substitute assurances accepted by the City for the completion of the Improvements.
- c. A new Subdivision plat has been recorded for the Property in compliance with any and all applicable laws and regulations.

a Maria A. C. L.

- Binding Effect. If in violation of the prohibitions contained in Paragraph 9, the legal or beneficial title to the Property changes, for any reason, without approval of substitute assurances or issuance of a Release of Assurance by the City, this Agreement shall remain binding upon the Parties and their respective successors and assigns. This paragraph shall not be construed as a waiver of the limitations on the transfer of title contained in Paragraph 9 or the requirements for Release of Assurance or substitute assurances contained in Paragraphs 10 and 12.
- 20. Severability. If any portion of this Agreement is found to be invalid, such finding will not affect the validity of the remainder of this Agreement and to this end the provisions of this Agreement are severable.
- No Waiver. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed to be a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Owner, nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval or ratification of any wrongful or negligent act or omission by the Owner.
- 22. Notice. The Owner agrees to provide written notice to the City within ten (10) days in the event 1) a change of name, corporate identity or address of the Owner or the Trustee; 2) intent to transfer, or a transfer of or other encumbrance upon title to the Property by deed, contract or operation of law; 3) the foreclosure of a lien against the Property or a portion of the Property; 4) the filing of a voluntary or involuntary petition of bankruptcy respecting the Owner; 5) any other event that may affect performance of the Parties under this Agreement.
- Pursuant to Cottonwood Municipal Code 17.20.030, neither this Agreement nor the City's approval of the final plat shall constitute final acceptance of the subdivision. As set forth therein, such acceptance shall be contingent upon "completion and approval by such person as authorized by the mayor and council, of all construction of roads, alleys, drainage or any other requirements made by the council, and payment in full of any fees required for such inspection and approval".

Address (of	Par	ties	
-----------------------------	----	-----	------	--

Owner:

CW Elm Street Properties, L.L.C.

4117 N. 44th Street Phoenix, AZ 85018

Trustee:

Chicago Title Insurance Company

3033 N. Windsong Drive, Suite 102

Prescott Valley, AZ 86314

City:

City of Cottonwood 827 N. Main Street

Cottonwood, AZ 86326

- Date of Agreement: The date of this Agreement shall for all purposes be the date of the signature of the last Party to sign this Agreement.
- 26. Conflict of Interest: This Agreement may be cancelled in accordance with the terms of A.R.S. §38-511.

TRUSTEE:

Chicago Title Insurance Company,

A Missouri corporation

Trust Officer

OWNER:

CW Elm Street Properties, L.L.C., an Arizona limited liability company

By: Clark-Wayland, Inc., member

By:

Jere Clark, its President

CITY:

City of Cottonwood

Mayor of the City of Cottonwood

Approved as to form:

Bv.

Brandon J. Kayanagh

Mangum, Wall, Stoops & Warden, P.L.L.C.

City Attorneys

STATE OF ARIZONA)
COUNTY OF)
The foregoing instrument was acking the foregoing instrument was acking the first of the first o	nowledged before me this 27th day of who acknowledged cer of Chicago Title Insurance Company. Notary Public
STATE OF ARIZONA COUNTY OF MARICOTA)))
The foregoing instrument was acknowledge an Arizona corporation. OFFICIAL SEAL RONALD E. GERASIMOS NOTARY PUBLIC - State of Arizona MARICOPA COUNTY My Comm. Expires Nov. 5, 2007	owledged before me this 23nl day of eve Clark, President, Clark-Wayland, Inc., Notary Public
STATE OF ARIZONA)
COUNTY OF)
The foregoing instrument was acknown January , 2004, by Ru Cottonwood.	wledged before me this 7 th day of ben Jaurebul, Mayor of the City of
	Notary Public OFFICIAL SEAL MARIANNE JEMENEZ HOTHER PCD DESERVED AFFICIAL YAVAPA COUNTY My Comm. Expires Dec. 4, 2007

A 4 4

EXHIBIT "A"

Lots 1 through 109, THE VILLAS ON ELM, according to the Plat of record in Book 52 of Maps, pages 257,38,39, in the office of the County Recorder of Yavapai County, Arizona.

EXCEPT THEREFROM all oil, minerals, ores, metals of every kind and character as reserved from said land.

EXHIBIT "B"

OFFSITES

Sidewalk construction along the east side of 16th Street.

Landscaping along the Elm Street and 16th Street frontages.

ONSITES

Curbs and sidewalk paving and landscaping of common areas-

Rough grading and pad, sewer, water, storm drainage, electricity, gas, telephone, cable, and landscaping of common areas.

The improvements, generally mentioned above, are fully described in the Villas on Elm construction plans by Pender Engineering, Sheets C1-C31, dated by Thomas Lloyd Pender, PE on November 15, 2004 and approved by the City of Cottonwood and including all subsequent approvals and approved as-built modifications.

Re: Z 13-022-SKYLINE APARTMENTS PAD

4/29/2015

Concern:

Safety and Trespass

Consensus:

It is agreed that the developer will re-establish the fence between the subject property and the

Villas on Elm subdivision.

Concern:

Duration of Construction

Consensus:

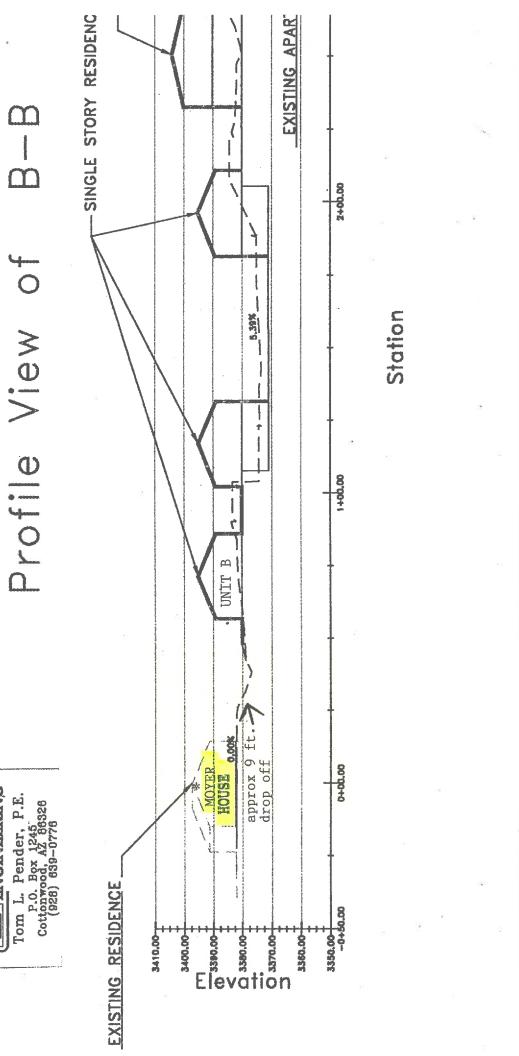
The developer will require their contractor to provide a schedule of time necessary to construct the planned facilities. Once the construction of the phase is started the contractor will be required to diligently pursue the completion. The intent of this is to limit the duration of

inconvenience to the adjoining property owner's.

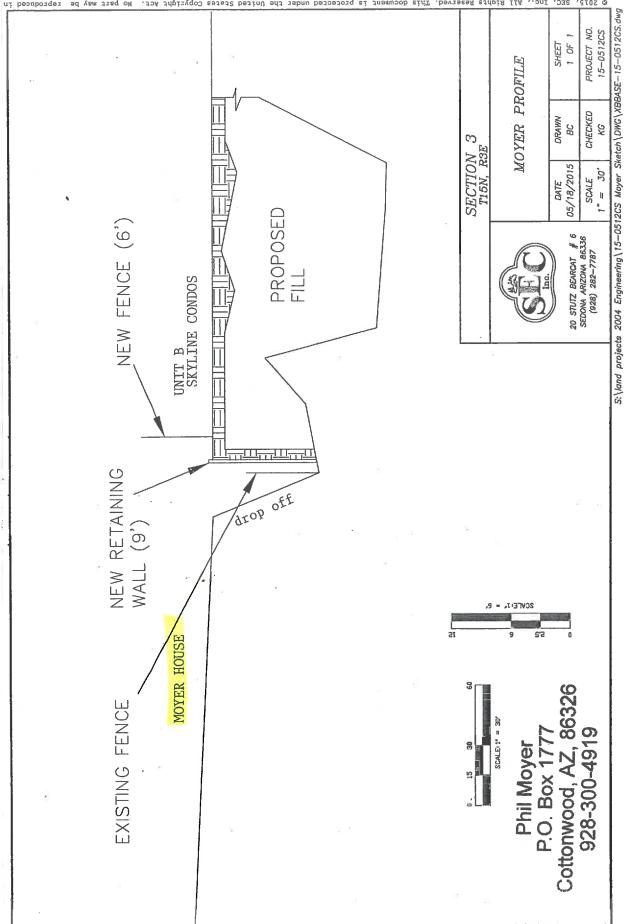
Respectfully,

Tom L. Pender, P.E.

C: Sy Brandon, President Crestview HOA Phil Moyer, Property owner



Tom L. Pender, P.E.





STAFF MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: October 21, 2013

PROJECT NUMBER: Z 13-022 Skyline Condominiums

Applicant, Skyline Apartments, LLC and Seabourn, LLC, is requesting a zone change on three (3) parcels from Single Family Residential (R-1), Single Family Residential/ Multifamily (R-2), Multiple Family Residential (R-3), and Light Commercial (C-1) to Planned Area Development (PAD) in order to convert existing apartments to condominiums and build additional condominiums in the future as housing market demands, on 5.78 acres, located between 16th and Main Streets.

PROJECT DATA AND FACTS: (Exhibit 1)

TROUBET DITTITUD THE IS: (EXIII)	
Applicant/Property Owner	Skyline Apartments, LLC and Seabourn, LLC
	5200 N. Camino Sumo Tucson, AZ 85718
Representative	Mike Gardner, Senior Planner
Location of Property	840 and 842 S. Main Street
Present Zoning and Land Use	R-3 (Multiple Family Residential), R-2 (Single Family/Multiple Family Residential), R-1 (Single Family Residential), C-1 (Light Commercial)
Description of Applicant's Request	Rezone three parcels to PAD in order to convert existing apartments to condominiums, and build future condominiums as housing requirements dictate.

LAND USE: (Exhibit 2)

Description and Character of Surrounding Area

The site is situated east of 16th Street and west of Main Street. On the north, surrounded by various residential properties, zoned R-2 and PAD, to the south zoned residential PAD, to the west residential housing zoned R-3, and a commercial motel on the east zoned C-1. The existing apartments are located at most eastern parcel.

Adjacent Land Uses and Zoning		
North:	PAD Planned Area Development – Residential Duplex's R-2 Single Family/Multiple Family Residential – Residential Homes	
South:	PAD Planned Area Development – Residential Housing	
East:	East: C-1 _Light Commercial – Motel	
West:	R-3 _Multiple Family Residential – Vacant Lot	

PROJECT PROPOSAL:

Background

The site consists of three parcels; one has the existing Skyline Apartments and others are vacant. Applicant would like to rezone the parcels to PAD, convert the existing apartments to condominiums, and develop the vacant land by building 43 new condominiums in separate phases as housing demand warrants. The new development will have three models of one and two-story condos, ranging in size from 1,117 sq. ft. to 1,400 sq. ft. with a year-round outdoor community use area.

The proposed use is in accordance with the *Future Land Use Map* according to the Cottonwood General Plan.

Site Design (Exhibit 3)

Land Use	
Percentage of site devoted to building coverage	21.74%
Percentage of site devoted to open space	38%
Percentage of site devoted to landscaping	~25%
TOTAL	84.74%

Parking

Proposed	Required
83 stalls	73 stalls

Structure Design

Structure Besign		
Number and Proposed Use of Building	31 Existing apartments to be converted to	
	condominiums	
	43 New condominium units	
Number of Stories	1-2	
Square Footage	1,117-1,400sq.ft. for new units	
	239,144 sq.ft. (5.49 acres) entire site	

Lighting:

All lighting will be designed to be in compliance with section 408 of the City of Cottonwood Outdoor Lighting Ordinance.

Signage:

No signage is proposed at this time.

Access:

Access to the site is currently off Main Street through The View Motel. New access to 16th Street will be developed to provide a safer and easier route for residents.

Landscape Plans:

A comprehensive landscaping plan has been submitted for this site and reviewed by staff. Numerous trees and plants/shrubs are planned throughout the site, to include providing a buffer/screen from surrounding properties. All hardscape landscaping will consist of large and medium native boulders, rocks of varying types and colors, and gravel.

Utilities:

All utilities exist on or at the boundary of the proposed site. Further development will be conducted as the project progresses. All utility development will be submitted to Public Works for approval before any work is done.

CRB Review:

This project was reviewed by the CRB (Code Review Board) on June 25, 2013 and applicant will comply with all comments prior to development of site.

Architecture, Materials, Colors: (Exhibit 4)

The new condominiums will use an offset building design to avoid large massed areas. The exterior walls will have stucco in muted colors to help compliment the original apartment buildings. Trim and shingle colors will also compliment the stucco.

GENERAL PLAN:

Analysis: As per Arizona Revised Statutes (ARS), a change of zoning must conform to the adopted General Plan of the municipality as relates to the range of uses, densities and intensities indicated in the land use element. Such conditions are specifically described through the Land Use Map. The applicable section of ARS Title 9 (Cities) is as follows:

ARS 9-462.01. Zoning regulations; public hearing; definitions

F. All zoning and rezoning ordinances or regulations adopted under this article shall be consistent with and conform to the adopted general plan of the municipality, if any, as adopted under article 6 of this chapter. In the case of uncertainty in construing or applying the conformity of any part of a proposed rezoning ordinance to the adopted general plan of the municipality, the ordinance shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the general plan. A rezoning ordinance conforms to the land use element of the general plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the land use element of the general plan.

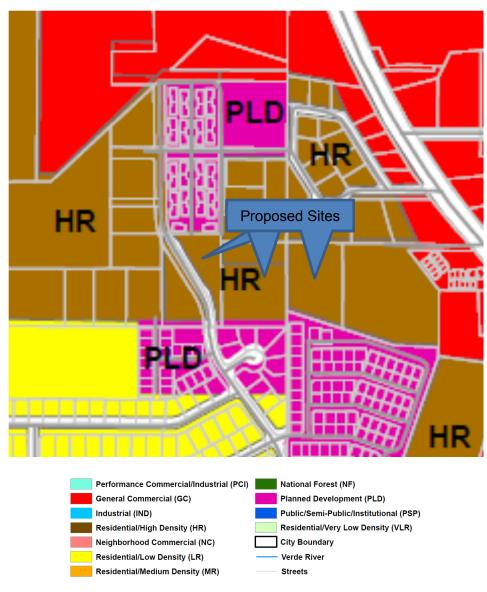
PAD Proposal:

The PAD rezoning request for the Skyline property includes property to the west zoned R-1, and indicated on the current General Plan land use classification map as Medium Density Residential (MDR). The east portion of the property zoned C-1 is indicated in the current General Plan as Commercial (COM).

Proposed General Plan Update (2013):

The proposed Draft General Plan 2025 indicates the Land Use classification for this area as Residential / High Density (HR). The area is located within walking distance to the commercial retail corridor along SR 89A and SR 260. Apartments and townhomes support the viability of this sub-area as a walkable, interconnected neighborhood, which is a goal of the general plan. The proposed General Plan update indicates Residential / High Density as the following:

RESIDENTIAL /HIGH DENSITY (HR): Intended to accommodate multi-unit housing and neighborhood locations with a mix of housing types. Properties could have as much as 12- 29 units of housing per acre based on the zoning and property development requirements. (R-3 & R-4 Zones)



GENERAL PLAN CONFORMANCE:

The State Statute allows such rezoning requests to be considered in terms of goals and policies of the General Plan. The aggregate of the combined parcels can be used for the determination of General Plan conformance regarding density. In addition, the applicable State Statute section describes the method for making such determination as such: "the [rezoning] ordinance shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the general plan." In this case, the General Plan supports higher density residential use in this area to further the goals of supporting a mixed use, commercial core in the vicinity. The proposed PAD zoning is indicated as in conformance with General Plan goals for this area.

RECOMMENDATION:

Staff has reviewed this project and recommends approval of Z 13-022 subject to the following stipulations.

- 1. That the project conforms to Code Review Board comments dated 06-25-13.
- 2. Any other stipulations the Planning and Zoning Commission deems necessary.

SKYLINE CONDOMINIUMS AN INFILL PLANNED AREA DEVELOPMENT





PROJECT INFORMATION

Property Owner: Skyline Apartments, LLC and Seabourn, LLC in care of

Stan Graham, 5200 N. Camino Sumo, Tucson, AZ 85718

Project Engineer: Pender Engineering, PO Box 1245, Cottonwood, AZ 86326

Project Architect: Christian Vernosky, 411 S. 14th Street, Cottonwood, AZ

86326

Project Planning Services: Casa Verde Consulting, 1800 S. Quail Run, Cottonwood, AZ

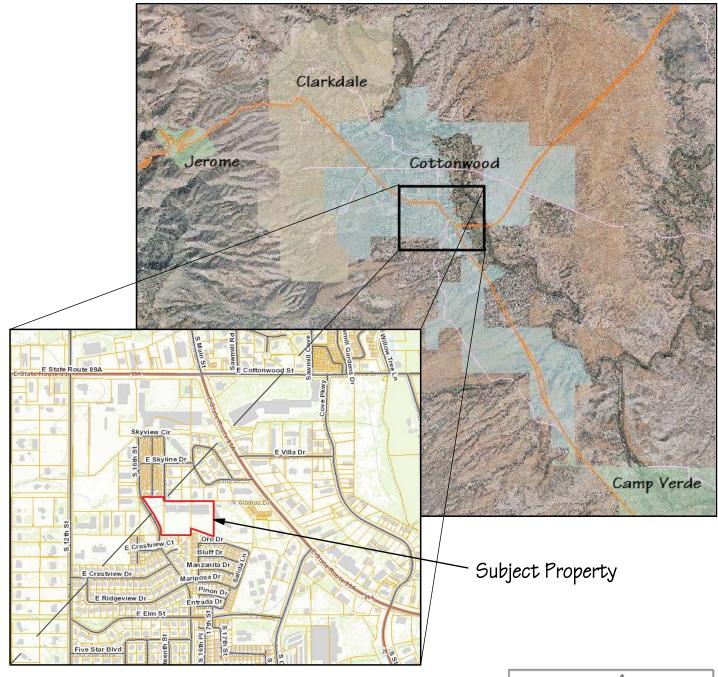
86326

Presented By:





VICINITY MAP



CASA VERDE
Consulting, Planning and Design



Aerial Photo with Site Photo Locations







From Location "A" Looking East-Southeast Skyline Estates on Left

From Location "B" Looking North at Skyline Estates



Skyline Apartments From Location"C" Looking Northeast



From Location "C" Looking East

From Location "C" Looking Northeast



From Location "C" Looking Southeast





CODE REVIEW APPLICATION

Case Number:	
Date:	
Instructions: Please complete only those items related relevant write "NA" in the space. Attach six sets of plans Process.	•
Project Name	
Street Address	
Assessor's Parcel Number	
Zoning Classification	
Proposed Use of Property	
Property Owner Name and Address	
·	
Applicant Name and Mailing address:	
(if different from Owner)	
Phone #(s)	_
Project Coordinator Name and Address (if different from Ap	plicant) This Person is responsible to interact with the
City on all matters pertaining to the application.	
Phone #	
e-mail	N. I. CD. I. G
Gross Square Footage of Property	Number of Parking Spaces
% Of Property covered by Buildings	
Setbacks: Front Rear Side	
I hereby file this application as the party of interest information in this application and the accompanying pla and belief.	
Signature:	
Print Name:	

C:\WS_FTP\Cyber\Codereview1.doc

CASA VERDE CONSULTING PLANNING AND DESIGN

A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

Wednesday, June 05, 2013

Code Review Board Members:

I am pleased to represent Pender Engineering and Mr. Stan Graham, owner of the existing Skyline Apartments complex and the parcels addressed by this application. It is Mr. Graham's intent to subdivide the existing apartment complex by means of a condominium airspace plat, and to further develop the balance of the vacant property as a residential medium density planned area development consisting of 45 new one and two-story condominium units ranging in size from 1117 to 1400 ft.² livable area.

The subject property totals approximately 5.49 acres and includes Yavapai tax parcels 406–04–040, 406–06–029M and 406-06-364G (referred to herein as 040, 029 and 364). These parcels are currently zoned C-1, R-1 and R-3, respectively. All parcels lie within planning area 10, Commercial Core as identified in the city's current general plan. Parcels 029 and 364 are currently designated on the general plan land-use map for medium density residential use and the proposed development would fit within the current designation, however, parcel 040 is designated on the land-use map for commercial uses. Planning staff has indicated that a minor general plan amendment would be required for the proposed development on this particular parcel. An application for a minor general plan amendment as well is an application for a zoning map change to PAD, planned area development will be forthcoming.

The development is currently designed to be executed in several phases or combination of phases, depending on sales demand for different unit types.

The existing apartments are currently accessed via Rainbow Trail from Skyline Drive off of S. Main St. Completion of this development would provide a second access onto S. 16th St., South of Date St. This new access will greatly increase the convenience of access of all the residents within the development, as well as enhance access for emergency services, pedestrians and cyclists.

We appreciate any comments received during this preliminary code review and will be on hand to answer questions and discuss this project in its early planning stages. Thank you for your consideration.

Mike Gardner Senior Planner

Casa Verde Consulting, Planning & Design

1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003



June 10, 2013

Mike Gardner Casa Verde Consulting 1800 S. Quail Run Cottonwood, AZ 86326

RE: CRB 13-015 Expansion of Skyline Apartments/Condos

Dear Mike,

This letter is to confirm receipt of your Code Review application and \$50 fee for the above referenced application. Please be advised the meeting will be held in this office at 9AM on Tuesday, June 25, 2013. Please make sure that either you or a designated representative is in attendance for this meeting.

Please call if you have any questions.

Sincerely,

George Gehlert

Community Development

Enc:

Code Review Application Cover

Receipt #6261

C:

Berrin Nejad, Community Development Manager

Application File

RECEIPT

CITY OF COTTONWOOD

Planning & Building Department 111 N. Main Street, Cottonwood, Arizona 86326 (928)634-5505 Office

DATE 6-	6.13	\$ 50-	
		LINA,	
		月当13-	
Ci	4VC#E	083	
P & Z	\$	DRB \$	50-
Building Fee	\$	Plan Check \$	
Fire Dept. Fee	\$	_ Water Impact \$	
Eng. Inspect Fee	\$	Waste Water Impact \$	
Eng. Plan Check Fe	ee \$	Sewer Impact Fee	\$
Sign Permit	\$	Sewer Accounting \$	
Thank You	Please ke	Sewer Accounting Seep this copy for r	elerence.
No. PB-626 STARLIGHT PRINTING (928)6)1	Rec'd by	



VIA EMAIL December 19, 2012

Tom Pender Pender Engineering POB 1245 Cottonwood, AZ 86325

Re: CRB # 12-028 Condominium Plat for Skyline Apartments

840-842 South Main Street APN 406-06-029M and -040

Dear Tom,

Thank you for attending the December 4th Code Review meeting. We look forward to working with you in the review of this project.

The proposal includes a condominium plat for the existing Skyline Apartments, located at the address above. As submitted, the condo plat would result in a subdivision of airspace only. All of the property and physical site improvements would remain in common ownership under a property association.

Although no physical site development was suggested as part of the current application, you stated at the meeting you also anticipate a proposal to rezone the adjacent parcels for multifamily condo development and that the condominium plat would be accomplished in tandem with that proposal. You also mentioned possible division of the underlying property apart from the condominium format.

As discussed, this proposal will require a further Code Review submittal, as well as review of a hearing application by the Planning and Zoning Commission and the City Council regarding the related zone change, General Plan amendment, subdivision plat, condominium proposal and Design Review submittals. Off-site improvements may also be required as part of any re-zoning action.

Please review the Cottonwood Zoning Ordinance procedural codes for Zone Changes (Sec. 301); Code Review (Sec. 305); Design Review (Sec. 304); and Planned Area Development (Sec. 424). Other design related codes pertaining to signs, parking, landscaping and lighting are found under Sections 405-408. The subdivision code and condominium requirements are found under Article 8 of the Cottonwood Subdivision Regulations. The zoning ordinance and subdivision regulations are on-line at http://cottonwoodaz.gov/zoningord.php

The following is a process summary which also addresses the zoning necessary for the continued development of these properties as you have described:

- 1) **Administrative Code Review.** Any proposal to rezone and/or further develop the adjacent parcels will require a separate Code Review submittal. An application is required. The fees are \$50. Generally, the Code Review meeting will occur within two weeks of the applications submittal.
- 2) Community Meeting (at least 30 days prior to P&Z). You are required to schedule and facilitate a related community meeting and to summarize public attendance and comment for P&Z. You will also be required to mail notices regarding the related community meeting and hearings to all property owners within 300 feet of the properties. The notices must be postmarked 15 days prior to the meeting. You are also responsible for placement of property postings on-site (15 days prior to community meeting), subject to code specifications in the hearing application. Staff will review proofs for postings, notices and mailing lists prior to use.
- 3) **P&Z Hearing.** A hearing application and fees are also required to be submitted 30 days prior to the P&Z hearing. Fee for the General Plan (minor) amendment is \$1,500. The zoning fees are \$1,000 plus \$35 per acre. In addition there is a \$250 fee for Design Review; and a \$250 fee for the condominium plat. Fees for the subdivision plat (if required) would amount to \$750 plus \$20 per lot.
- 4) **City Council review of P&Z Recommendation.** This is a referral following the P&Z recommendation so there is no additional application or fees. There will be two Council hearings.
- 5) **Site Improvement Permits:** Grading and Building Permits may not be issued nor any site work commenced until 30 days after Council approval of the zoning ordinance. Permit applications may be submitted prior to the end of the 30-day period on an "atrisk" basis, subject to advance written request and Staff approval.
- 6) **Certificate of Occupancy:** Issuance of a Certificate of Occupancy is required prior to use of buildings. Administrative Design Review approval is required prior to issuance of any permits or a C of O. All requirements stipulated as part of the Design Review process must be addressed before the Certificate of Occupancy will be issued.

DEPARTMENT COMMENTS REGARDING CURRENT SUBMITTAL

The following comments are in response to the original condominium proposal for the existing buildings only. Further submittals will be required for development of the adjacent parcels.

Planning – George Gehlert, ggehlert@cottonwoodaz.gov (928)634-5505 x3321

1. Condominium process requires recording of a plat (see Subdivision Ordinance, Sec. 801.00 for complete requirements).

2. Submittal of Disclosure Report also required (per 801.00.C.1). Must be recorded along with the plat and provided to purchasers. Report must detail the condition of the existing buildings and other property improvements and whether they meet building codes, etc. Also includes statement from the Fire Department as to whether the structures meet the fire code; the current accessibility of the site for emergency response; availability and accessibility of fire suppression equipment, barriers, etc. See code for full details.

Yavapai Co. Health Dept. – Robin Oothoudt, robin.eddingfield@co.yavapai.az.us 639-8130

1. No comments.

Public Works – Scott Mangarpan, smangarpan@cottonwoodaz.gov (928)634-5505

1. No comments.

Engineering / Utilities – Troy Odell, todell@cottonwoodaz.gov. (928)634-0186 x3309

1. No adequate turnaround exists for emergency vehicles.

Engineering / Street Maint. – Morgan Scott, mscott@cottonwoodaz.gov. (928) 340-2777

1. Highly recommend the grates to the underground detention and storm drainage be permanently attached to the pipe to keep people out of the pipes.

Fire Department - Rick Contreras, rcontreras@cottonwoodaz.gov (928) 634-2741

- 1. Grade along primary access is too steep.
- 2. Hydrant along north side of existing is not accessible.
- 3. Fire lanes are required.
- 4. Recommend developing new access from 16th Street.
- 5. Recommend installing sprinklers in existing buildings

Police Department – Jody Makuch. jmakuch@cottonwoodaz.gov (928)634-4246

1. No comments.

Building Department- Joe Steinke, jsteinke@cottonwoodaz.gov (928) 634-5505 x3320

1. Must demonstrate one-hour fire separation between all residential units before condominium plat will be considered.

NOTE: All plan submittals shall be through the Community Development Department. Changes to project proposals must be highlighted in writing and attached to the application or they will not be considered approved.

Please submit a written narrative and conceptual site plan which addresses all proposed uses and development before proceeding with further Code Review.

Please contact me if you have any questions.

Sincerely,

George Gehlert

Community Development Director

C: Dan Lueder, Development Services General Manager

Code Review Board Building / DR Files

CASA VERDE CONSULTING PLANNING AND DESIGN

A Division of Baile Luna, Inc. an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

Wednesday, July 31, 2013

Berrin Nejad, Community Development Manager City of Cottonwood, Arizona 111 N. Main St. Cottonwood, AZ 86326

Re: Skyline Condominiums PAD

Dear Manager Nejad;

In reviewing the requirements for general plan amendments (Cottonwood General Plan 2003-2013, chapter 14, section B.1 – DETERMINING WHEN A PLAN AMENDMENT IS NECESSARY), I am not certain that a plan amendment is necessary, and ask for your determination. A text excerpt from that section follows (emphasis and underlines added):

The Cottonwood General Plan is intended to be responsive to community needs and situations and should be regarded as both flexible and "general" in both the "Proposed Land Use" map and in descriptions of its land use categories. The map is not a zoning map, nor is it parcel specific. The descriptions of various residential land use categories provide for the usual variations in land uses inherent in normal neighborhood development patterns. Nonresidential land use descriptions also provide for a reasonably wide variety of specific development proposals. However, there may be development or land use proposals that are inherently inconsistent with the General Plan, because of their size, intensity, or land use characteristics.

- a. Proposed Amendments: The Community Development Director shall have the responsibility to determine if a specific development proposal is significant enough to require amendment of the General Plan. Factors to be reviewed on a case-by-case basis will include the following:
 - 1) Consistency of the land use proposal with the General Plan land use map, and with narrative goals, objectives and policies.
 - 2) The actual proposed change in land use, including density and intensity.
 - 3) Size and general impact of the land use proposal in relation to existing and anticipated area development patterns.

Chapter 2.9.6 (PLANNING AREA NUMBER 6-COMMERCIAL) of the 1995 Cottonwood General Plan recognizes the specific area and states; <u>certain portions of this area lend themselves to residential development, particularly multifamily. Good views, adequate infrastructure and proximity to commercial services all support additional medium density residential development.</u>

In recognition of higher density development since the 1995 plan, Chapter 8, Section 10, (COMMERCIAL CORE) of the 2003-2013 General Plan states in part;

"Certain portions of this area lend themselves to residential development, particularly multi-family. Good views, adequate infrastructure and proximity to commercial services also support higher density residential development".

The 1995 Cottonwood General Plan designates the subject property as high density residential, while the 2003-2013 General Plan designates it as medium density residential. It is unclear why the designation was changed in this area, as much of the surrounding development is of higher density, and language in the later plan was amended to support higher density development. We believe that the proposed infill planned area development is indeed consistent with the narrative goals objectives and policies contained in the plan.

As the existing apartments on the subject property as well as surrounding land uses are medium and high density residential in nature, the proposed PAD does not anticipate any major change in land-use, and at 13.5 units per acre actually decreases density and intensity of use from that allowed by right on the subject property. The easternmost parcel, designated as commercial on the general plan map, is already partially developed as high density residential, and in its present state is unsuitable for commercial use. Additionally, high density residential is allowed in the C1 zone as a conditional use, one which is rarely denied by the Commission and Council.

As this is a very small infill development that actually reduces the density and intensity of use, the impact of the proposal in relation to existing and anticipated area development patterns is negligible.

Given these factors, it is difficult to understand why this proposal would require a plan amendment. Accordingly, I ask for your consideration in making a determination in this matter. Please do not hesitate to contact me require further information or would like to discuss this further.

Sincerely,

Mike Gardner Senior Planner Casa Verde Consulting, Planning & Design 1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003

cc: Stan Graham, Tom Pender encl:



CITY OF COTTONWOOD HEARING APPLICATION

REQUEST TYPE (CHECK ONE)		APPLICATION NUMBER				
□ DRB (DESIGN REVIEW) □ V (VARIANCE / APPEAL) □ PCU (COND. USE PMT □ RCU (CUP REVIEW) □ GP (GEN PLAN AMEND) □ Z (ZONE CHANGE)	□ ZO (ZONING ORD AMND) □ SR (SUBD. CODE AMND) □ PAD (PLND AREA DEVMT) □ PSP (PRELIM SITE PLAN) □ FSP (FINAL SITE PLAN) □ RSP (REV. SITE PLAN)	□ SK (SKETCH PLAN) □ RSK (REV. SKETCH PLN) □ PP (PRELIMINARY PLAT) □ RPP (REV. PRE-PLAT) □ FP (FINAL PLAT) □ RFP (REVISED F.P.) □ AFP (AMENDED F.P.)	(FROM INITIAL CODE REVIEW)			
PROPERTY OWNER			ZONING:			
Name:		APPL, DATE:				
Address:			AFFL. DAIL.			
City:	ST:	ZIP:				
Phone:	Phone: Cell:		FEES:			
FAX:	Email:					
AGENT / REPRESENTATIVE IDENTIFY THE PERSON WHO WILL COMMUNICATE WITH CITY STAFF, AND RECEIVE CORRESPONDENCE DURING THE HEARING PROCESS. CITY STAFF WILL NOT ACCEPT RESPONSIBILITY FOR COMMUNICATING WITH OTHER PROJECT PERSONNEL.		RECEIPT #: DATE:				
Name:						
Address:	O.D.		TAKEN BY:			
City:	ST:	ZIP:				
Phone:	Cell:					
FAX:	Email:					
IDENTIFY ANY NECESSARY CODE EXCEPTIONS:						
ASSESSOR'S PARCE	L NUMBER(S):		Acres			
SITUS ADDRESS (if applicable)						
			lock: Unit:			
☐ Legal description attached (for Metes & Bounds Parcel or for Subdivision Lot Split)						
I hereby certify that the information in this application is complete and accurate; and that I am the applicant or the bona fide agent of same as stated above.						
Signature		Date				

CASA VERDE CONSULTING PLANNING AND DESIGN

A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

REQUESTED CODE EXCEPTIONS:

As this application is for a very small infill planned area development, certain requirements of section 424.D - (MASTER DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS), which outlines the requirements for master development plans of all sizes including those containing multiple use categories such as mixed-use communities and master-planned commercial/industrial PAD's are either not applicable or redundant in the case of a small development such as proposed.

Accordingly, we request relief from those particular sections, specifically;

- 424.D.2.g (Design Guidelines)
- 424.D.2.h (Circulation Standards)
- 424.D.2.j.2and3 (Landscape Standards [graphic details])
- 424.D.2.k and I (Statement Of Water Use/Water Conservation Program)

These code sections are either not applicable to this size of development, or have been previously addressed elsewhere in the submitted PAD master development plan.

Mike Gardner

Senior Planner

Casa Verde Consulting, Planning & Design

1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003

1.5" text

City of Cottonwood ZONING HEARING

Request: Zoning Map Change from R-3, R-1 and C-1 to PAD.

Case No.: Z13-015

Assessor's Parcel Numbers: 406-06-029M & 364G, 406-04-040

Site Location: 840/842 S. Main St.

Acreage: 5.49 acres

Applicant: Skyline Apartments, LLC, and Seabourn, LLC

5200 N. Camino Sumo, Tucson, AZ 85718

Date & Time: Planning & Zoning Hearing: October 21, 2013 - 6:00 PM

City Council Hearing: November 5 and November 19, 2013

6:00 PM

P&Z and City Council meetings are held at 6 PM in the City Council Chambers, 826 N. Main Street, Cottonwood, AZ. For more information contact: Community Development Department, 111 N. Main St. (928) 634-5505 ext. 3321

4'-0"

SKYLINE CONDOMINIUMS

SITE DEVELOPMENT DATA

A PORTION OF THE SW 1/4 OF SECTION 2 AND EAST HALF OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 3 EAST, G.&S.R.B.&M., YAVAPAI COUNTY, ARIZONA ASSESSOR'S PARCEL 406-06-364G, 406-06-29M, 406-04-040

PROPERTY OWNER: SKYLINE APARTMENTS, LLC AND SEABOURN, LLC

IN CARE OF STAN GRAHAM, 5200 N. CAMINO SUMO

TUCSON, AZ 85718

SITE ADDRESS: 840 & 842 S. MAIN STREET

PARCEL AREA: 239,144 s.f./5.49 ACRES

CURRENT ZONING: R1, R2, R3, C1

PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAD)

REQUIRED/PROVIDED LOT AREA PER UNIT: 1500/3230

DWELLING UNITS EXISTING/NEW/TOTAL: 31/43/74

EXPANSION BUILDING AREA/COVERAGE: 30,906 s.f./21.74%

EXPANSION PARKING REQUIRED/PROVIDED: 73/83 SPACES

OPEN SPACE REQUIRED/PROVIDED: 30%/38%

SITE LUMENS ALLOWED: 549,000

Trees Required/Shown: 46/115

SHRUBS REQUIRED/SHOWN: 139/178

AVAIALBLE LANDSCAPED AREA: ~25%

SKYLINE CONDOMINIUMS

AN INFILL PLANNED AREA DEVELOPMENT

Project Narrative

DETAIL OF REQUEST

This proposal is for a small infill Planned Area Development on the east side of 16th Street, approximately 1/10 mile south of Skyline Drive, which is also the alignment of Date Street west of 16th Street.

The subject property (figure 1) is composed of three tax parcels, APN 406-06-364G, and 406-06-029M and 406-04-040, (referred to herein as parcels 364, 029 and 040). These parcels are currently zoned R-3, R-1 and C-1, respectively. Parcel 364 is approximately 1.06 acres, parcel 029 is approximately 2.56 acres and parcel 040 is approximately 1.87 acres, for a total of approximately 5.49 acres. The northern portions of parcels 029 and 040 (approximately 1.75 acres) have previously been developed. The undeveloped portion of the subject property is approximately 3.74 acres.

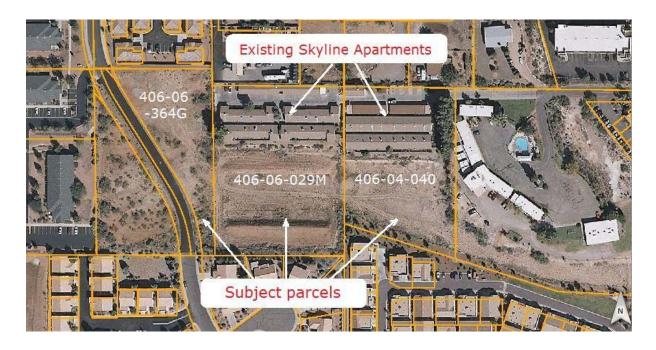


Figure 1

The existing development, on parcels 040 and 029 is currently known as Skyline Drive Apartments, and consists of 31 apartment units occupying approximately 1.75 acres, or approximately 33 percent of the total subject property. Located south of Skyline Drive between 16th Street and Main Street, these units were constructed between 1982 and

1986 and are addressed and currently accessed only from Main Street, via the driveway leading to the View Motel.

Under the proposed plan (figure 2 - see larger size print in exhibits section), the existing apartment units will be converted to condominiums via an airspace condominium plat. Development of the balance of the property is to include 43 new one- and two-story condominium units, ranging in size from 1117 square feet to 1400 square feet livable area, as well as a year-round outdoor community use area.



Figure 2

EXISTING/PROPOSED/DENSITY COMPARISON

ZONING ORDINANCE ALLOWED DENSITIES

Allowed densities across the city's residential zoning classifications within the Zoning Ordinance range from less than 5 to slightly over 29 units per acre, specifically:

- R-1 zone less than 5.8 units per acre
- R-2 zone up to 11.6 units per acre
- R-3 and R-4 up to 29.04 units per acre

GENERAL PLAN ALLOWED DENSITIES

Residential density descriptions within the city's 2003-2013 General Plan are:

- 0.2 to 5 units per acre (low-density)
- 5 to 11 units per acre(medium-density)
- 12 units per acre and above (high-density)

No maximum residential density is specified in the 2003-2013 General Plan. Effective maximum residential density (except as possible under a PAD) is effectively limited by the zoning ordinance at 29 units per acre.

It is worth noting that the residential land use classifications are proposed to change under the General Plan 2015-2025 draft as of this writing as follows:

- 0.2 to 2 units per acre (very low density)
- up to 5.5 units per acre (low-density)
- 6 to 11.6 units per acre (medium density)
- up to 29 units per acre (high density)

The new classifications more closely coincide with zoning ordinance categories, eliminating the "doughnut hole" that existed between the medium and high density classifications.



Figure 3

Parcel 364 (figure 3) is currently zoned R-3 and has an area of 1.06 acres, or approximately 46,174 square feet. As the parcel size is greater than 24,000 square feet the minimum lot area per dwelling unit is 1500 square feet, allowing for 30 new dwelling units.

If previously undeveloped, parcel 029, in the R-1 zone with an area of 2.56 acres or 111,513 square feet, would be allowed 14 dwelling units.

Parcel 040, a C-1 parcel at 1.87 acres or 81,457 square feet would, under conditional use permit, be allowed 54 dwelling units, or 39 units above existing.

Under their current zoning, if all parcels were previously undeveloped, with an appropriate use permit, approximately 98 dwelling units would be allowed, for an average density of 17.85 units per acre. However, given that parcel 029 is already developed with 16 units, given the build-out scenario described in the next section, the number of actual dwelling units could be 109. The actual density of the three developed parcels could end up at approximately 19.85 units per acre.

The existing average density within the existing developed area is approximately 18 units per acre.

The existing allowed gross density for parcel 364 is 29 units per acre.

The existing allowed gross density for parcel 029 is 5.8 units per acre.

The existing allowed gross density for parcel 040 is 29 dwelling units per acre under use permit.

As mentioned above, the existing allowed gross density averaged across the three parcels is 17.85 units per acre.

The proposed overall (gross) density for the PAD is approximately 13.5 units per acre, a reduction of 4.35 units per acre.

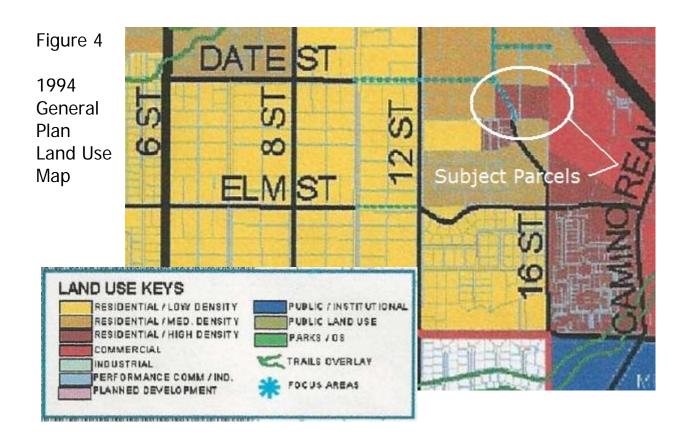
CONFORMANCE AND COMPATIBILITY WITH THE GENERAL PLAN

GENERAL PLAN HISTORY

The first Cottonwood General Plan was developed in 1967. In that plan land use recommendations were very general in nature and no specific current or proposed land use map was offered. No general or specific recommendation for this area or for this particular property was made.

In the 1995 City of Cottonwood General Plan this property was contained within Planning Area number 6 - Commercial (section 2.9.6). That section states in part "The planning area also contains some large tracts of undeveloped land with excellent views suitable for medium and high density development". It also states "certain portions of this area lend themselves to residential development, particularly multifamily. Good views, adequate infrastructure and proximity to commercial services all support additional medium density residential development".

At the time of the 1995 update, parcels 364 and 040 were already partially developed as high density residential, and it is important to note that in the 1995 General Plan parcels 029 and 364 were designated as high density residential (as was the parcel immediately west across 16th Street), while parcel 040 was designated as commercial (figure 4), a land-use category which under zoning code allows for high density residential by use permit.



In the 2003-2013 General Plan update, the subject property was included in the same planning area, now designated Planning Area 10 - Commercial Core. Much of the language from the 1995 plan was retained, but was revised in recognition of nearby higher density projects approved and completed since the 1995 plan update. "Certain portions of this area lend themselves to residential development, particularly multifamily. Good views, adequate infrastructure and proximity to commercial services also support higher density residential development. Verde Vista Apartments was constructed in the mid-1990s west of Wal-Mart. Other residential subdivisions include Crestview and the Cottonwood Commons / Cottonwood Square project adjacent to Mingus Union High School".

The 2003-2013 update specifically recognized properties adjacent to the subject property as high density, and again mentions <u>"adequate infrastructure and proximity to commercial services"</u> as supporting higher density residential development. However,

for reasons as yet undiscovered, parcels 029 and 364 are now designated on the land use map as medium density residential, while parcel 040 remains designated as commercial (figure 5).

In speaking with Berrin Nejad, Community Development Manager and Charles Scully, Long-Range Planner, it appears likely that these three parcels will again be designated high density residential within the 2015-2025 General Plan, and proposed draft language in the land-use element (now designated area 9 - Central Commercial Corridor) supports that designation (emphasis added):

"Multi-unit residential development should be considered for nearby properties.
Where there is adequate infrastructure, potential for pedestrian links and proximity
to commercial services, then higher density residential development could be
appropriate.

- 1. Consider redevelopment opportunities for older shopping centers, including additional freestanding development, façade improvements, multi-story additions, mixed use and improved connections to surrounding development.
- <u>2. Consider additional multi-unit residential opportunities in nearby areas and provide improved pedestrian network to those residential areas".</u>

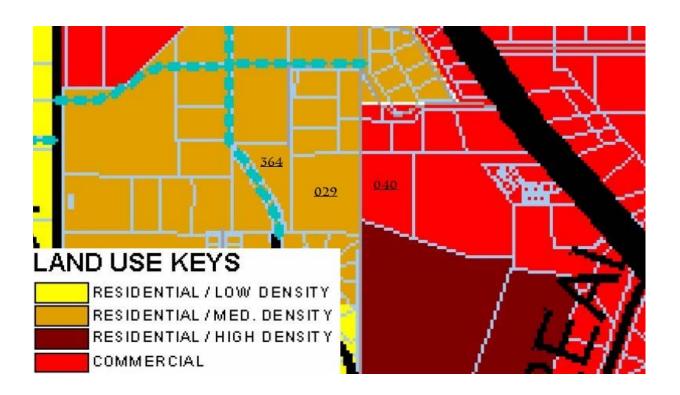


Figure 5 2003-2013 General Plan Land Use Map

COMPATIBILITY WITH GENERAL PLAN VISION, GOALS AND OBJECTIVES

Although the general plan land use map designation has changed from high density to medium density, and appears to be changing to high density again, the language within the two previous plan updates has remained consistent, supporting higher density residential development in this area. And while commercial designation within the general plan makes no mention of residential uses, the zoning ordinance has always taken into account the possibility of residential development within the C-1 zone in conformance with R3 standards.

While Arizona statute does not require cities or towns under 50,000 population to include a housing element within their general plans, Cottonwood nonetheless included such a section, based on the City of Cottonwood Housing Strategy adopted March 19, 2002. The general plan emphasizes the correlation between quality employment and quality housing and specifically how quality homeownership opportunities attract quality employment opportunities. The City of Cottonwood has adopted the following housing policy statement:

"The community's success in economic diversification and job creation is directly linked to housing availability and quality. To ensure the economic viability of Cottonwood, the City in partnership with other public or private agencies, shall strive to maintain and foster an environment where a variety of quality housing opportunities are available for all socioeconomic levels and age groups. The City of Cottonwood shall aggressively pursue various grant, loan, and technical assistance programs aimed at ensuring a balanced mix of quality and affordable housing and addressing the critical housing conditions of the community".

Additionally, the housing element of Cottonwood General Plan places high value on homeownership and encourages new opportunities in that regard (emphasis added):

"The Cottonwood Housing Strategy recognizes that a sense of community often comes with the pride of homeownership. While the 1990s were a time of economic prosperity for many, in Cottonwood the homeownership rate actually declined. The declining homeownership rate can be attributed to many factors. Among these factors are a high rate of population growth leading to increased demand, the development of mostly moderately and higher-priced single family housing, the development of rental opportunities primarily for lower-income households, and income growth that did not keep pace with housing costs. Given the declining homeownership rate and current land use plans, increasing the homeownership rate in Cottonwood is the primary goal of the Cottonwood Housing Strategy.

Achieving an increased homeownership rate requires multiple strategies. **Key** strategies in Cottonwood include promoting multi-family homeownership opportunities in order to take advantage of current zoning and economies of scale, ensuring that adequate land is zoned for manufactured housing, and identifying mechanisms to encourage in-fill development and neighborhood revitalization".

The proposed planned area development will provide additional homeownership opportunities as envisioned by the General Plan.

STREETSCAPE/VIEWSCAPE COMPARISON

Under current zoning, parcel 364 (R-3), fronting 16th Street, could develop by right with up to 30 dwelling units, most likely apartment units, and given the shape of the parcel as well as parking, landscaping, open space, and right-of-way requirements these would almost certainly be two or 2 1/2-story. This would necessarily result in a "wall" of two-story apartments immediately along 16th Street. The current proposal would place 13 units in this area.

Without a zone change, parcel 029 (R-1), the northern quarter or so of which is already developed, would likely have to be developed as a small subdivision of eight or nine minimum sized lots for single-family homes. With a minor lot line adjustment the parcel could be made to abut 16th Street and the undeveloped 1.5 acres could be divided from the developed northern portion. The current proposal would place 20 units in this area.

Parcel 040 (C-1), the northern part of which is also developed, is generally unsuitable for typical commercial uses given its location and access, and would likely develop under use permit as approximately 29 more apartments, again, likely two-story+ structures. If, because of neighborhood opposition a use permit was not granted by the city, this approximately one acre vacant area would somehow need to develop commercial uses that would be accessed through the Skyline Drive Apartments' existing driveway, an option that makes little sense. The current proposal would place 10 units and a community use facility in this area.

As can be seen, if allowed to develop under current zoning, the ultimate build-out of these parcels might easily result in an un-interesting, inconvenient and incompatible mishmash of land uses, with a few single-family homes wedged in a sort of "canyon" between two high-rise apartment complexes. Homeownership opportunities would likely exist only on the low-density center parcel, and high density apartment complexes would certainly be out of character with the existing neighborhood. Access to and between parcels would continue to be poor and fragmented.

Under the proposed planned area development, overall density would be reduced by more than 24 percent and spread evenly across the development. Additionally, a lower, more diverse streetscape and building profile would be presented along 16th Street, and indeed, throughout the entire site. An area of consistent, compatible residential development will blend with the existing neighborhood and complement rather than compete with existing neighborhood character. When completed, the overall appearance of this development, from outside and from within will be far superior to that possibility described above. Cohesive building and landscape design will present a pleasing and well-planned overall look not possible under the current zoning.

OPEN SPACE/LANDSCAPE/STREETSCAPE IMPROVEMENTS

Open space areas other than patios and walkways will be generously landscaped using water efficient trees and plants combined with diverse hardscape elements including large and medium native boulders, and varying types and colors of rock and gravel groundcovers. Given the continuing need for water conservation, no water features of any type are planned. High quality artificial turf products will be utilized in areas shown as turf on the accompanying landscape plan.

The streetscape along 16th Street will be enhanced by the generous use of various sized evergreen and deciduous street trees and landscape shrubs, strategically located so as to provide shade, unit privacy, and to effectively break up the outline of grouped units. Interior streetscapes will receive similar treatment, as will the community use area, again enhancing shade and privacy.

A greater proportion of evergreen trees and shrubs will be utilized around the project perimeter in order to provide screening and buffering from surrounding developed properties.

DEVELOPMENT STANDARDS

The proposed development meets or exceeds all applicable development standards of the R3 zoning classification, as follows:

Minimum lot area requirement per unit is 1500 square feet. 3230 square feet per unit is provided.

Usable open space requirement is 30%. Plan provides 38% open space.

Maximum lot coverage is 40%. Proposed lot coverage is 21.74%.

Minimum required front yard setback is 15 feet. Minimum proposed front setback is 17 feet. Minimum required side yard setback is 5 feet. Minimum proposed side setback is 12 feet. Minimum required rear yard setback is 15 feet. Minimum proposed rear setback is 24 feet.

Minimum required two and three-bedroom dwelling sizes are 650 and 750 square feet, respectively. Proposed minimum two and three-bedroom dwelling sizes are 1117 and 1400 square feet, respectively.

Maximum building height is 2 1/2 stories or 35 feet. Proposed maximum building height is approximately 26 feet.

Minimum new unit parking requirement is 73 spaces. 83 spaces are provided.

INFRASTRUCTURE

Utility infrastructure, including power, water, sewer, natural gas, telephone and ISP necessary to serve the proposed development exist on or at the boundary of the subject property. Road infrastructure (16th Street) exists in place and improvements based on requirements of the zoning ordinance as well as those identified in a traffic impact analysis (TIA), if required, will be constructed during phase A of the development.

DESIGN GUIDELINES

ARCHITECTURE/COLORS/MATERIALS

While attempting to match the architectural style and features of the existing blockstyle apartments constructed in the 80s would be impractical, the proposed architecture nonetheless is based on the simplicity of design of those units.

Offset roof lines with gabled ends will utilize architectural shingles of complementary



color to the existing units. Offset building design avoids large massed areas, and exterior stucco in several muted colors complementing the original buildings will be utilized on exterior walls, patio and site walls, as well as the community use structures.

Exterior trim colors will complement the new stucco colors as well as the original building trim. Complete graphic representations of the new buildings are contained in the exhibits section.





Figures 6a, b, and c Exterior Elevations

CIRCULATION/INTERIOR STREETS

Site access and circulation within the existing developed area is poor, with only a single access via a shared driveway with the View Motel off of Main Street. Given the intensity of traffic on Main Street at the site entrance, left turns in and out of the property are difficult at best, and dangerous at worst. During peak hours the existing driveway is effectively reduced to a right in-right out access point. Under this development plan, site access and circulation will be dramatically improved with the new access to 16th Street. Residents will be able to effectively access Fir Street via 16th Street, and access to the west side of town will greatly enhanced.

Existing emergency vehicle access to the existing Skyline Apartments is challenging, especially for larger fire trucks due to the steep grade of the existing driveway as well as a sharp grade break near the top of the driveway. This condition is proposed to be corrected as part of the master development plan. Emergency access to both the existing and new portions of the development will be available from both Main Street and 16th Street

Interior roadways will be privately maintained by the homeowners Association under a separate maintenance fund. Roadways and parking areas will be surfaced with two inch asphaltic concrete which will be regularly maintained, seal coated and striped as needed.

EXTERIOR SITE LIGHTING

All exterior building and site lighting will be designed to complement building architecture and will be compliant with section 408 (outdoor lighting code) of the Zoning Ordinance. No tall outdoor lighting standards will be utilized, and parking area lighting will be fully shielded bollard-style. Special care will be taken to eliminate any off-site light spill.

PROJECT OBJECTIVES

The purpose and objectives of this PAD application are several, including:

- 1. To apply economical, innovative and efficient land use and improve available amenities using existing infrastructure, using creative design compatible with surrounding land uses.
- 2. To average residential density over the entire parcel in an effort to remedy an unusual and difficult combination of existing zoning and avoid haphazard development on the subject parcels.
- 3. To provide a compatible development that complements surrounding land uses.
- 4. To recognize and implement concepts and design features consistent with the Cottonwood General Plan visions, goals, and objectives, including improving land

use patterns, to increase and provide improved circulation patterns and emergency access, and to provide enhanced affordable housing and homeownership opportunities.

PROJECT SUMMARY/CONCLUSIONS

In summary, the proposed infill planned area development will provide 43 new condominium units in conjunction with the 31 existing apartment units which are to be converted to condominiums. The 74 total units on 5.49 acres will result in a density of just under 13.5 dwelling units per acre, which is at the low end of the high density residential designation.

The proposed PAD will allow for consistent site design and density averaging over the entire property, and will reduce overall density by more than four units per acre. Consistent architectural design, varied unit design and use of existing terrain features will provide for a pleasing aesthetic along 16th Street and throughout the development.

The proposal also provides enhanced affordable homeownership opportunities through the use of condominium units as opposed to apartments.

Innovative site design incorporating the existing development and utilizing its access will provide safe, new and important transportation links for drivers, pedestrians, and cyclists, while providing superior emergency access

The combination of reduced density, good site and architectural design and pleasing landscaping will necessarily benefit and be compatible with the existing surrounding neighborhood.

CASA VERDE CONSULTING PLANNING AND DESIGN

A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

NEIGHBORHOOD MEETING SUMMARY Skyline Condominiums PAD Thursday, August 15, 2013 Mingus Mountain Room, Cottonwood Recreation Center 5:30 to 6:30 PM

On Wednesday, August 31, the City of Cottonwood Community Development Department mailed notices of the neighborhood meeting mentioned above to those property owners within 300 feet of the subject property. A list of those persons mailed to is contained herein. The notification and information mailed to these property owners contained information supplied by Casa Verde Consulting and a copy of that information is included herein.

The meeting was held in the Mingus Mountain Room of the Cottonwood Recreation Center, and clear signage was posted directing attendees to that room. The room was open from 5:00 PM until 6:30 PM. At approximately 5:25 PM Mrs. Pamela Pratt of 1125 E. Crestview Circle arrived along with a companion that declined to sign in. At approximately 5:30 PM Mrs. Vikki Church of 755 S. Rainbow Trail arrived. Also attending were Berrin Nejad, Community Development Manager and Scott Ellis of the City of Cottonwood Community Development department. A copy of the sign in sheet is included herein. No other property owners or interested citizens attended.

Attendees were given an informational handout and a questionnaire regarding the proposed project. The informational handout contains substantially the same information as contained in the mailed notifications, but also included preliminary elevation sketches of the proposed condominium buildings.

At approximately 5:35 PM I began the meeting with a brief description of the current zoning and general plan classifications of the property, and a brief overview of the proposed development including the number of units proposed, the number of units currently allowed under the existing zoning, the change in traffic circulation, etc. After this brief introduction, I invited discussion and questions from the attendees.

Mrs. Church, Mrs. Pratt and her companion had specific questions regarding property ownership, traffic and circulation, appearance of the buildings, grading, landscaping, etc. Discussion also included the manner in which traffic would enter and exit the property, specific screening and landscaping questions, and the perceived impact of traffic on 16th Street.

Mrs. Pratt and her friend completed questionnaires and submitted them at the end of the meeting. Mrs. Church mailed hers to our office the next day. All attendees were provided with

contact information for our firm and for Community Development Manager Berrin Nejad. They were also informed that the tentative hearing dates included in the information packets would likely change and that current information regarding the dates of hearings would be clearly posted on the subject property in advance of those hearings.

With no further questions or discussion indicated, I concluded the meeting at approximately 6:25 PM.

PROXIMITY OF RESPONDENTS TO THE SUBJECT PROPERTY

A map indicating the location of the respondents' residences is included herein. As Mrs. Pratt's friend did not provide her name and address, her location is not shown on the map, however she indicated that her residence is approximately 300 feet from the subject property.

SUMMARY OF QUESTIONNAIRE COMMENTS

Both Mrs. Pratt and her friend cited increased traffic on 16th Street. as their only concern with the proposed project. Mrs. Pratt felt that a traffic light on Main Street at the entrance to the View Motel would be an improvement to the proposed project. Mrs. Church had no major concerns and indicated that she was happy for the homeownership opportunities afforded by the proposal. All respondents indicated that they own rather than rent their residences. A copy of the completed questionnaires is included herein.

Mike Gardner

Senior Planner

Casa Verde Consulting, Planning & Design

1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003

CASA VERDE CONSULTING PLANNING AND DESIGN

A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

> NEIGHBORHOOD MEETING QUESTIONNAIRE Skyline Condominiums Neighborhood Meeting Cottonwood Recreation Center, Mingus room August 15, 2013, 5:30 PM

PRATT 406-61-058

Thank you for attending. Following is a brief questionnaire regarding this rezoning application. Your answers will become part of the public record and will be considered by the Planning and Zoning Commission and City Council at their regular meetings of October 21 (P& Z), November 4 and November 18th (City Council).

After reviewing the mailed notice or handout information, what is your first impression of the proposed planned area development?
16TH ST WITH PROPOSED DEVELOPHENT
The proposed PAD will reduce the allowed unit density along 16th St. from 30 units to 13 units, and overall density by over 20%, and will provide home ownership opportunities in the form of condos versus apartments. In your opinion, what other improvements could be made by the planners or the City to enhance this development? TRAFFIC LIGHT ON MAIN ST DOWN FROM USEN MOTER
If you own or rent a home nearby;
Approximately how close do you live to the subject property? One Drive Profety 300 - 400ft
How do you perceive development of this property as proposed will affect you and your property? NO AFFECT EXCENT MAFFIC ISSUES ON 16 TH ST.
Your own comments, please:
If you own or rent commercial property nearby;
Approximately how close is your property or business to the subject property?
How do you perceive development of this property as proposed will affect you and your property?
Your own comments, please:
I (circle one) (own) rent my home or business.

Additional written or oral comments or questions may be addressed to Berrin Nejad, Community Development Manager, 111 N. Main St., Cottonwood, 86326. (928) 634-5505, extension 3321

A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

> NEIGHBORHOOD MEETING QUESTIONNAIRE Skyline Condominiums Neighborhood Meeting Cottonwood Recreation Center, Mingus room August 15, 2013, 5:30 PM

Thank you for attending. Following is a brief questionnaire regarding this rezoning application. Your answers will become part of the public record and will be considered by the Planning and Zoning Commission and City Council at their regular meetings of October 21 (P& Z), November 4 and November 18th (City Council).

After reviewing the mailed notice or handout information, what is your first impression of the proposed planned area development?
The proposed PAD will reduce the allowed unit density along 16th St. from 30 units to 13 units, and overall density by over 20%, and will provide home ownership opportunities in the form of condos versus apartments. In your opinion, what other improvements could be made by the planners or the City to enhance this development?
If you own or rent a home nearby;
Approximately how close do you live to the subject property?
How do you perceive development of this property as proposed will affect you and your property? Traffic will be posendous. Your own comments, please: With the Villas on Elm
If you own or rent commercial property nearby;
Approximately how close is your property or business to the subject property?
How do you perceive development of this property as proposed will affect you and your property?
Your own comments, please:
I (circle one) own rent my home or business.
Additional written or oral comments or questions may be addressed to Berrin Neiad. Community

Development Manager, 111 N. Main St., Cottonwood, 86326. (928) 634-5505, extension 3321

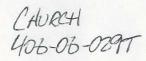
A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

> NEIGHBORHOOD MEETING QUESTIONNAIRE Skyline Condominiums Neighborhood Meeting Cottonwood Recreation Center, Mingus room August 15, 2013, 5:30 PM



Thank you for attending. Following is a brief questionnaire regarding this rezoning application. Your answers will become part of the public record and will be considered by the Planning and Zoning Commission and City Council at their regular meetings of October 21 (P& Z), November 4 and November 18th (City Council).

After reviewing the mailed notice or handout information, what is your first impression of the proposed planned area development? <u>SEEMED LIKE A NICE DEVELOPMENT AND</u> WE LIKED OWNERSHIP VERSUS APARTMENTS.

The proposed PAD will reduce the allowed unit density along 16th St. from 30 units to 13 units, and overall density by over 20%, and will provide home ownership opportunities in the form of condos versus apartments. In your opinion, what other improvements could be made by the planners or the City to enhance this development? <u>IM NOT SURE OF ANY SUGGESTIONS THAT COULD BE OFFICED BUT WEARE GLAD FOR THE LOWER DENSITY.</u>

If you own or rent a home nearby,

Approxima	itely how	close do you live	to the subject property	? our	PROPERTY	Touchs
THE	16TH	STREET	PARCEL			

How do you perceive development of this property as proposed will affect you and your property?

WNCERTAIN THE EFFECT EN OUR PROPERTY VALUE BUT BETTER THAT THEY ARE CONDO'S NOT APARTMENTS.

Your own comments, please:

If you own or rent commercial property nearby;

Approximately how close is your property or business to the subject property?

How do you perceive development of this property as proposed will affect you and your property?

Your own comments, please:

Your own comments, please:

I (circle one) own rent my home or business.

Additional written or oral comments or questions may be addressed to Berrin Nejad, Community Development Manager, 111 N. Main St., Cottonwood, 86326. (928) 634-5505, extension 3321

A Division of Baile Luna, Inc. an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

NEIGHBORHOOD MEETING NOTICE SKYLINE CONDOMINIUMS P.A.D.

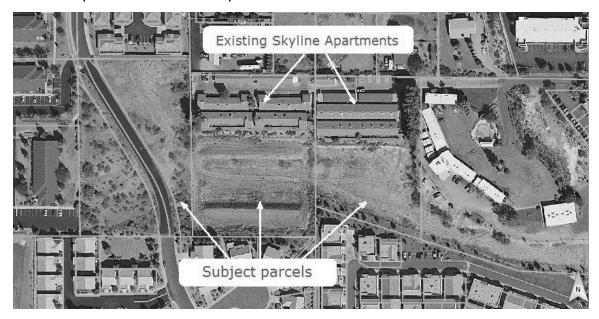
A PLANNED AREA DEVELOPMENT

Dear neighbors and interested residents;

This is to inform you that the Skyline Apartments, LLC owners will make application for a minor general plan amendment and zoning map change for the existing apartment complex as well as the vacant land south and west of the apartments, also owned by them. You are receiving this notice because your property is within 300 feet of the subject property. Additionally, this is to let you know that a brief informational neighborhood meeting will be held in the Mingus Room of the Cottonwood Recreation Center, located at 150 S. 6th Street on August 15th, 2013 from 5:30 to 6:30 PM.

SUBJECT PROPERTY

The property lies between north of Elm Street between Main Street and 16th Street, directly west of the View Motel and consists of three separate parcels, shown on the map below. The existing apartment complex lies on the northern portion of the two easterly parcels. The western parcel is undeveloped.

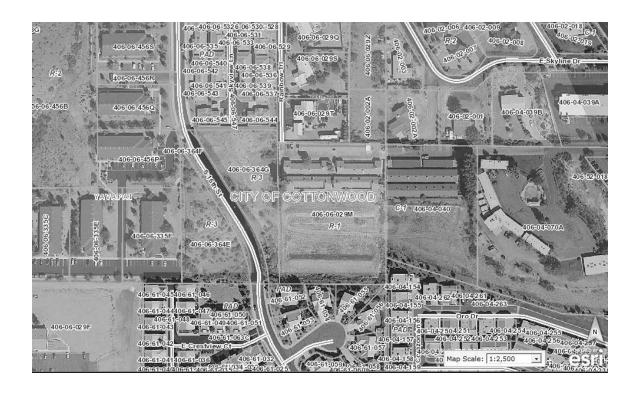


ZONING REQUEST OVERVIEW

The zoning map change application is for an infill planned area residential development (P. A. D.)

There are several reasons for this zoning map change request.

First, the existing zoning of these parcels is mixed between R1, R2, R3, and C1 (low, medium, and high density residential, and commercial zones). The eastern section of Skyline Apartments (those nearest the View Motel) actually lies on a commercially zoned parcel. See the map below.



Secondly, the existing Skyline Apartments are slated to be converted to condominiums in the not so distant future, and the PAD zoning is intended to consolidate and simplify ownership of the common areas under a homeowners association.

Thirdly, the property owners anticipate developing the balance of the vacant property in the future as demand for new, compact residential units increases. Under the plan (shown on page 4), the three parcels would be combined into a single property and 43 new one, two, and three-bedroom condominiums would be eventually be constructed in phases as dictated by demand.

Finally, the property owners wish to consolidate and plan the property as shown for their own estate planning purposes.

EXISTING ZONING

As mentioned above, the existing zoning for these three parcels is mixed, due to the original city zoning and presumably some zoning changes in the distant past. The commercial zone, in which the eastern portion of the Skyline Apartments lies, was likely intended for some future expansion of the View Motel. However, since the first Skyline Apartments were constructed in 1982, the remaining commercial zoning makes little sense for commercial use, as all access would be through the View Motel and Skyline Apartments driveways. Additional apartment units could be constructed under use permit at the R3 density of 29 units per acre, allowing 39 new apartment units on this parcel.

The central parcel, containing those units built in 1986, is zoned R2 on the north portion presumably for the construction of the apartments, and R1 on the south portion. Under current zoning, eight single-family homes would be allowed in this area.

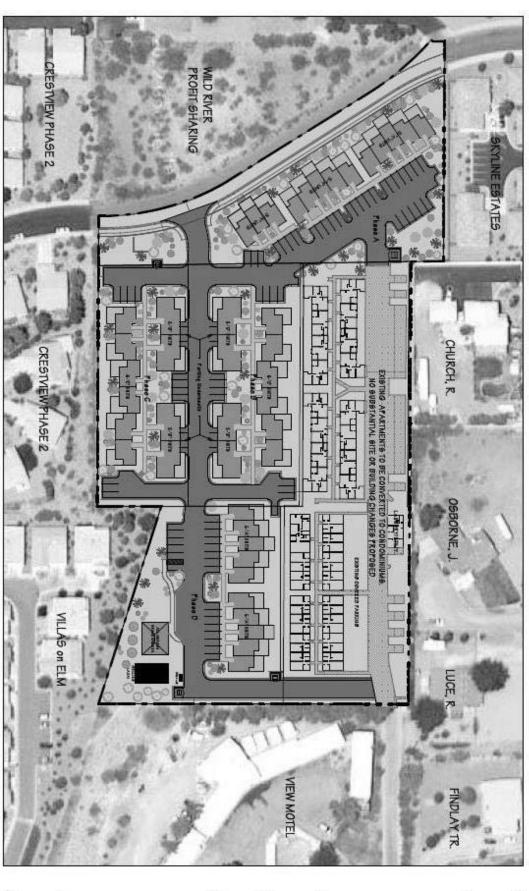
The westerly parcel is zoned R3, a high-density zoning allowing 29 units per acre, or total of 30 units on this parcel.

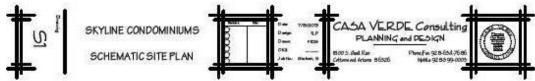
As you can see, under the current zoning, approximately 77 new units could be constructed, with eight single-family homes sandwiched between two high-rise, high density apartment complexes. Obviously, this would not be the best land use in this neighborhood.

PROJECT OVERVIEW

Under the proposed planned area development, 43 new well-planned, one and two-story condominiums would be developed, including a community use area available to all residents within the development. Additionally, under this plan, access would be available both from Main Street and from 16th St., providing more convenient traffic circulation as well as enhanced access for emergency services.

Overall density would be considerably reduced from that currently allowed, and a cohesive architectural theme would result in a development much more suited to the existing neighborhood. 30 two-story apartments along 16th St. would be replaced by 13 mixed one and two-story condominiums in three separate building modules, presenting a much more pleasant streetscape. Off street parking will be mostly hidden from street view, and low-water trees and landscaping will provide attractive screening.





As a neighboring property owner, your comments and input regarding this proposal are welcome and important to us. Please plan to attend our neighborhood meeting on the 15th. Your involvement in the public planning process is important.

If you would like more information regarding this application and the public hearing process, please contact Berrin Nejad, Community Development Manager, at the City of Cottonwood Development Services building, 111 N. Main St., or by phone at 928-634-5505.

Thank you for your time and attention.

Mike Gardner, Senior Planner

Casa Verde Consulting, Planning & Design

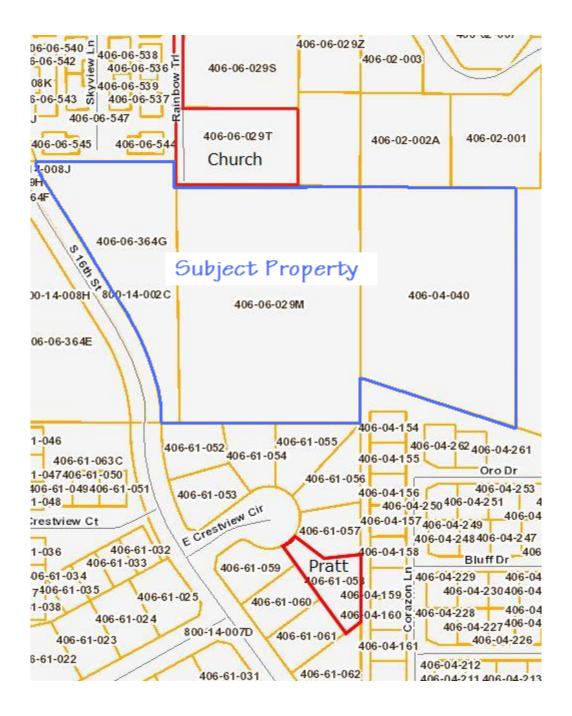
1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003

SUBNAME	PARLABEL	NAME	ADDRESS	CITY	STATE	ZIP
CRESTVIEW SUBDIVISION PHASE 2	406-61-034	EPRIGHT FRANK H REVOCABLE LIVING T	R 1475 E CRESTVIEW CT	COTTONWOOD	ΑZ	86326
CRESTVIEW SUBDIVISION PHASE 2	406-61-035	WHITE-COLLIER MICHELLE M	1701 E CYPRUS ST	COTTONWOOD	ΑZ	86326
VILLAS ON ELM	406-04-230	PUCKETT JUDITH E	PO BOX 665	COTTONWOOD	ΑZ	863260665
VILLAS ON ELM	406-04-229	FUENTES ROLANDO AND NEMESIA RS	1655 BLUFF DR	COTTONWOOD	ΑZ	86326
CRESTVIEW SUBDIVISION PHASE 2	406-61-036	GOODNATURE MARY M	926 SARGENT ST	SAN FRANCISCO	CA	94132
VILLAS ON ELM	406-04-225	HAYNES KATHRYN	1887 N RUSTLER TRL	CAMP VERDE	ΑZ	86322
VILLAS ON ELM	406-04-227	CHICAGO TITLE INS TR # 36011	270 N EL CAMINO REAL STE F-0	ENCINITAS	CA	920242874
CRESTVIEW SUBDIVISION PHASE 2	406-61-060	TITUS NANCY M	915 S SIXTEENTH ST	COTTONWOOD	ΑZ	86326
VILLAS ON ELM	406-04-242	EDWARDS NICHOLAS E	1770 E VISTA DE MONTANA	COTTONWOOD	ΑZ	86326
CRESTVIEW SUBDIVISION PHASE 2	406-61-061	COLODNER LINDA ANN	925 S SIXTEENTH ST	COTTONWOOD	ΑZ	86326
VILLAS ON ELM	406-04-233	MCDANIEL CYNTHIA LYNN TRUST	240 CALLE PORTILLA	CAMARILLO	CA	93010
VILLAS ON ELM	406-04-226	CARANGI ROBERT T & KELLIE RS	1248 FOREST AVE	SIMI VALLEY	CA	930655288
VILLAS ON ELM	406-04-258	GLOBERMAN FAMILY REVOCABLE LIVING	3 421 REED CT	GOLETA	CA	93117
CRESTVIEW SUBDIVISION PHASE 2	406-61-037	GOODNATURE MARY M	926 SARGENT ST	SAN FRANCISCO	CA	94132
CRESTVIEW SUBDIVISION PHASE 2	406-61-043	MOORE KENNETH & MARY E JT	219 MIDWAY	PRESCOTT	ΑZ	863055048
VILLAS ON ELM	406-04-224	COMBS TIMOTHY P TRUST	1531 GINA DR	OXNARD	CA	93030
VILLAS ON ELM	406-04-241	DULA GAYLE A & VICTOR RS	166 INNER CIRCLE DR	DES PLAINES	IL	600162238
VILLAS ON ELM	406-04-160	COZART GLEN L & CINDY RS	6201 KLUSMAN AVE	RNCHO CUCAMONG	CA	91701
CRESTVIEW SUBDIVISION PHASE 2	406-61-025	BROOKMAN MARIAN S 1993 REVOCABL	E PO BOX 3682	SEDONA	ΑZ	86340
VILLAS ON ELM	406-04-263	VILLAS ON ELM HOMEOWNERS ASSOC (TPO BOX 25466	TEMPE	ΑZ	852855466
CRESTVIEW SUBDIVISION PHASE 2	406-61-044	HUFFMAN DEBRA L	868 S CRESTVIEW CT	COTTONWOOD	ΑZ	86326
CRESTVIEW SUBDIVISION PHASE 2	406-61-063C	CRESTVIEW RIDGE HOA	1360 E RIDGE VIEW DR	COTTONWOOD	ΑZ	86326
	406-06-456S	CHRISTIAN CARE COTTONWOOD V INC	2002 W SUNNYSIDE DR	PHOENIX	ΑZ	85029
HILLCREST VILLA	406-02-009	GLAZAR FAMILY REVOCABLE TRUST	275 E SHADOW RIDGE RD	COTTONWOOD	ΑZ	86326
SKYLINE ESTATES	406-06-534	CONAWAY MICHAEL J	5529 SUNFIELD AVE	LAKEWOOD	CA	90712
HILLCREST VILLA	406-02-008	GLAZAR FAMILY REVOCABLE TRUST	275 E SHADOW RIDGE RD	COTTONWOOD	ΑZ	86326
	406-06-029T	CHURCH RICHARD H & VIKKI V	735 S RAINBOW TRL	COTTONWOOD	ΑZ	863266367
	406-06-029Q	GILLIAM STEVEN J & JUDY M RS	755 S RAINBOW TRL	COTTONWOOD	ΑZ	863266367
	406-06-029S	SCHRADER NORMAN & DARLENE REVOC	745 S RAINBOW TRL	COTTONWOOD	ΑZ	86326
SKYLINE ESTATES	406-06-530	RINKER DANIEL A & VIRGIE M RS	725 SKYVIEW LN	COTTONWOOD	ΑZ	86326
	406-06-029Z	ALLRED SANDRA B	1605 E SKYLINE DR	COTTONWOOD	ΑZ	86326
HILLCREST VILLA	406-02-003	ALLRED SANDRA J	1605 E SKYLINE	COTTONWOOD	ΑZ	86326
HILLCREST VILLA	406-02-007	GLAZAR FAMILY REVOCABLE TRUST	275 E SHADOW RIDGE RD	COTTONWOOD	ΑZ	86326
	406-04-039A	THEKEDAR ENTERPRISES LLC	800 S MAIN ST	COTTONWOOD	ΑZ	86326
SKYLINE ESTATES	406-06-532	TURNER BRIAN L	PO BOX 831	COTTONWOOD	ΑZ	86326
	406-06-335F	CHRISTIAN CARE COTTONWOOD IV INC	3003 N CENTRAL # 2600	PHOENIX	ΑZ	85012
	406-06-456R	CHRISTIAN CARE COTTONWOOD V INC	2002 W SUNNYSIDE DR	PHOENIX	ΑZ	85029
CRESTVIEW SUBDIVISION PHASE 2	406-61-058	PRATT RALPH E & PAMELA	1625 E CRESTVIEW CIR	COTTONWOOD	ΑZ	86326
	406-06-335E	CHRISTIAN CARE COTTONWOOD III INC		PHOENIX	ΑZ	85029
	406-04-070A	VERDE VALLEY DEVELOPMENT CO	818 S MAIN ST	COTTONWOOD	ΑZ	86326

CRESTVIEW SUBDIVISION PHASE 2	406-61-045	CULVER FAMILY TRUST	860 S CRESTVIEW CT	COTTONWOOD	ΑZ	86326
SKYLINE ESTATES	406-06-547	SKYLINE VIEW ESTATES HOMEOWNERS	⁴ PO BOX 2228	COTTONWOOD	ΑZ	86326
SKYLINE ESTATES	406-06-528	KNIPSCHILD FAMILY TRUST	PO BOX 34055	RENO	NV	89533
	406-06-456P	CHRISTIAN CARE COTTONWOOD V INC	2002 W SUNNYSIDE DR	PHOENIX	ΑZ	85029
	406-06-456B	JACKSON INVESTMENT PROPERTIES LLC	l 818 S MAIN ST	COTTONWOOD	ΑZ	86326
VILLAS ON ELM	406-04-234	HOFFMAN DAVID R & KATHY V RS	1745 BLUFF DR	COTTONWOOD	ΑZ	863268947
CRESTVIEW SUBDIVISION PHASE 2	406-61-024	BUTAK GERALD W &	1496 E CRESTVIEW DR	COTTONWOOD	ΑZ	86326
HILLCREST VILLA	406-02-006	GLAZAR FAMILY REVOCABLE TRUST	275 E SHADOW RIDGE RD	COTTONWOOD	ΑZ	86326



A Division of Baile Luna, Inc., an Arizona Corporation

1800 S. Quail Run Cottonwood, Arizona 86326

Planning Northern Arizona Since 1994

Michael Gardner, Senior Planner Phone/Fax (928) 634-7686 Mobile (928)-399-0003 Email: mikeg@azpermitpushers.com

SKYLINE CONDOMINIUMS

A PLANNED AREA DEVELOPMENT NEIGHBORHOOD MEETING AUGUST 15, 2013 - 5:30 PM

Good evening neighbors and interested residents;

You are here this evening because you've either heard or been notified by the City of Cottonwood that the Skyline Apartments, LLC owners have applied for zoning map change for the existing apartment complex as well as the vacant land south and west of the apartments, also owned by them. The property consists of three separate parcels, shown on the map below. The existing apartment complex lies on the northern portion of the two easterly parcels. The western parcel is undeveloped.

SUBJECT PROPERTY

The property lies between north of Elm Street between Main Street and 16th Street, directly west of the View Motel and consists of three separate parcels, shown on the map below. The existing apartment complex lies on the northern portion of the two easterly parcels. The western parcel is undeveloped.



ZONING REQUEST OVERVIEW

The zoning map change application is for an infill planned area residential development (P. A. D.)

There are several reasons for this zoning map change request.

First, the existing zoning of these parcels is mixed between R1, R2, R3, and C1 (low, medium, and high density residential, and commercial zones). The eastern section of Skyline Apartments (those nearest the View Motel) actually lies on a commercially zoned parcel. See the map below.



Secondly, the existing Skyline Apartments are slated to be converted to condominiums in the not so distant future, and the PAD zoning is intended to consolidate and simplify ownership of the common areas under a homeowners association.

Thirdly, the property owners anticipate developing the balance of the vacant property in the future as demand for new, compact residential units increases. Under the plan (shown on page 4), the three parcels would be combined into a single property and 43 new one, two, and three-bedroom condominiums would be eventually be constructed in phases as dictated by demand.

Finally, the property owners wish to consolidate and plan the property as shown for their own estate planning purposes.

EXISTING ZONING

As mentioned above, the existing zoning for these three parcels is mixed, due to the original city zoning and presumably some zoning changes in the distant past. The commercial zone, in which the eastern portion of the Skyline Apartments lies, was likely intended for some future expansion of the View Motel. However, since the Skyline Apartments were constructed in 1982, the remaining commercial zoning makes little sense for commercial use, as all access would be through the View Motel and Skyline Apartments driveways. Additional apartment units could be constructed under use permit at the R3 density of 29 units per acre, allowing 39 new apartment units on this parcel.

The central parcel, containing those units built in 1986, is zoned R2 on the north portion presumably for the construction of the apartments, and R1 on the south portion. Under current zoning, eight single-family homes would be allowed in this area.

The westerly parcel is zoned R3, a high-density zoning allowing 29 units per acre, or total of 30 units on this parcel.

As you can see, under the current zoning, approximately 77 new units could be constructed, with eight single-family homes sandwiched between two high-rise, high density apartment complexes. Obviously, this would not be the best land use in this neighborhood.

PROJECT OVERVIEW

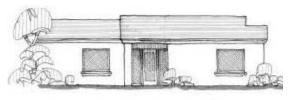
Under the proposed planned area development, 43 new well-planned, one and two-story condominiums would be developed, including a community use area available to all residents within the development. Additionally, under this plan, access would be available both from Main Street and from 16th Street, providing more convenient traffic circulation as well as enhanced access for emergency services.

Overall density would be considerably reduced from that currently allowed, and a cohesive architectural theme would result in a development much more suited to the existing neighborhood. 30 two-story apartments along 16th Street would be replaced by 13 mixed one and two-story condominiums in three separate building modules, presenting a much more pleasant streetscape. Off street parking will be mostly hidden from street view, and low-water trees and landscaping will provide attractive screening. Sample elevations are shown below.

As a neighboring property owner, your comments and input regarding this proposal are welcome and important to us.



Typical "A" Unit Front Elevation



Typical "B" Unit Elevation



Typical "C" Unit Elevation

If you would like more information regarding this application and the public hearing process, please contact Berrin Nejad, Community Development Manager, at the City of Cottonwood Development Services building, 111 N. Main Street, or by phone at 928-634-5505.

Thank you for your time and attention.

Mike Gardner, Senior Planner

Casa Verde Consulting, Planning & Design

1800 S. Quail Run

Cottonwood, Arizona 86326

928-399-0003



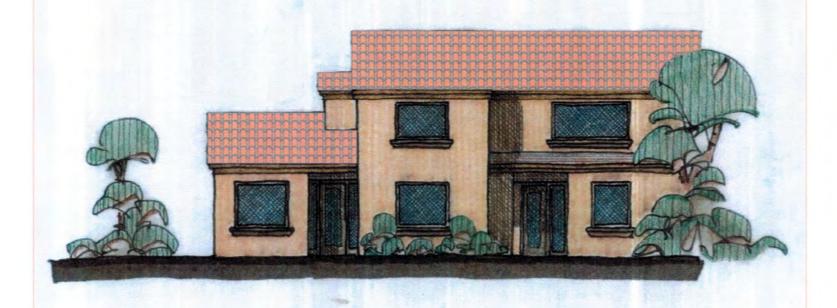
SKYLINE CONDOMINIUMS PRELIMINARY SITE PLAN



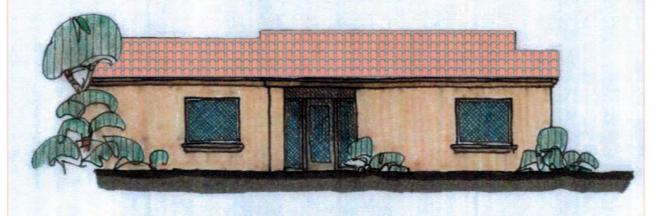


3 BD. RM. "A" UNIT

2 BD. RM. "A" UNIT



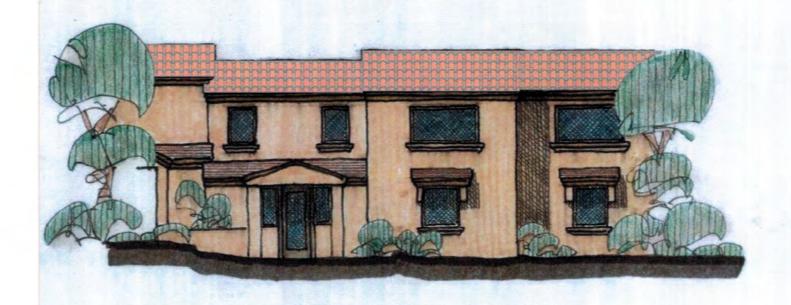
"B" UNIT

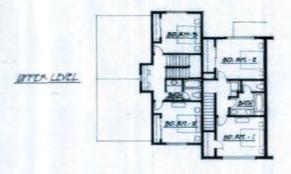


ENTRY ELEVATIONS

"C" UNIT

SCALE: 1/8": 1'-0"









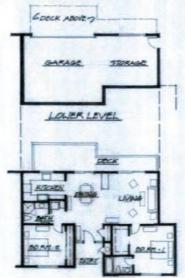
3 50. RM. "A" UNIT

2 80. RM. "A" UNIT



SKYLINE CONDOMINIUMS IL TH. STREET - COTTONWOOD, AZ. CHRISTIAN VERNOSKY - ARCHITECT

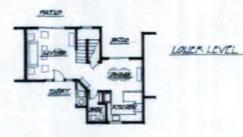
F.O. DOX 39LL - COTTONHOOD, ARIZONA BLOZL



"D" UNIT



UPPER LEVEL



'C' UNIT

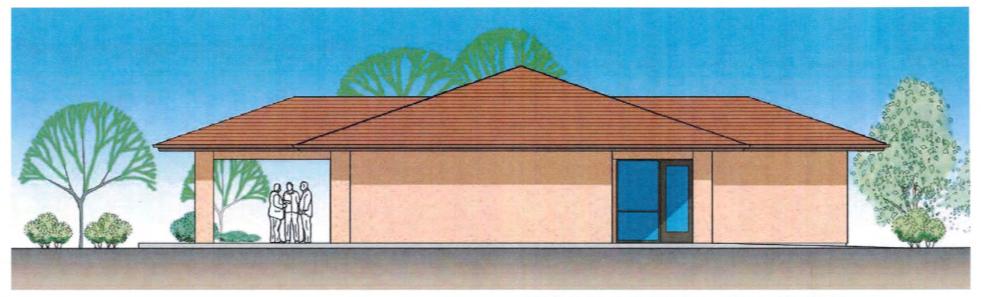
SCALE: 1/8": 1'-0"







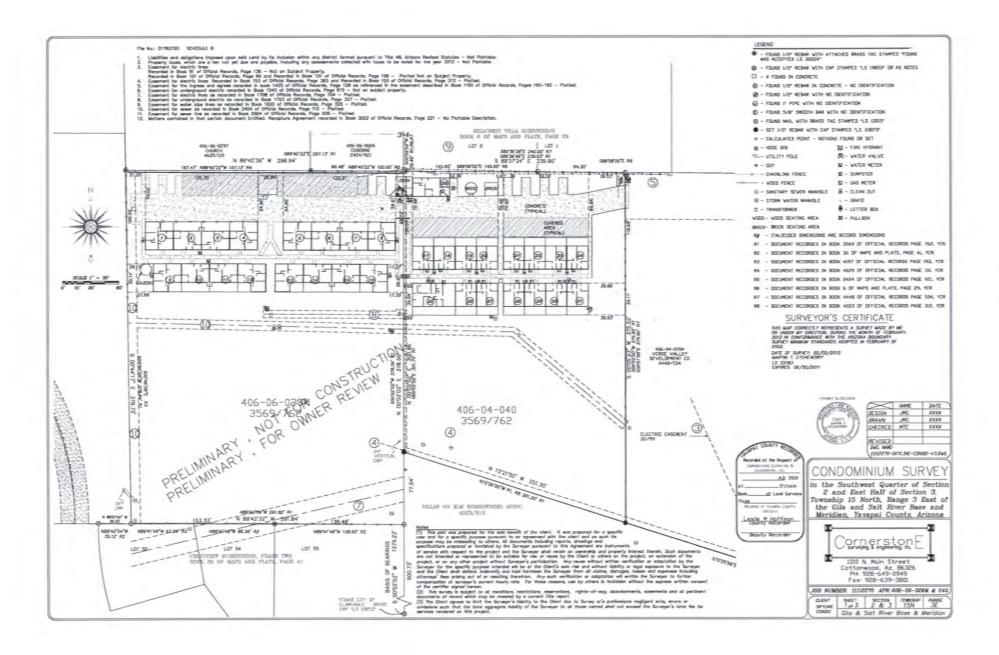
ENTRY ELEVATIONS

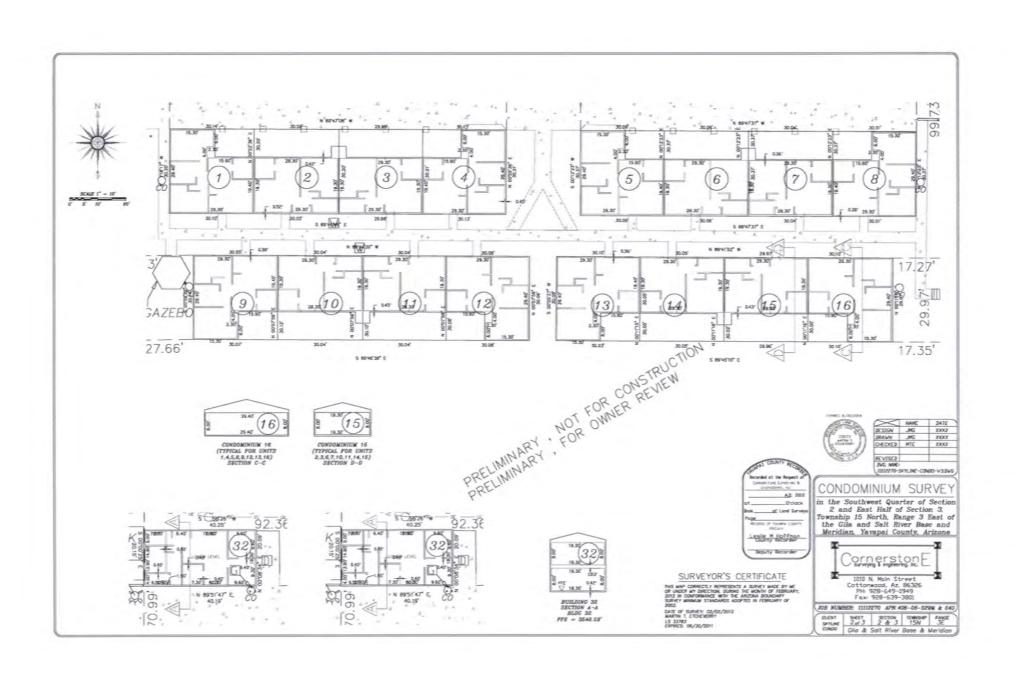


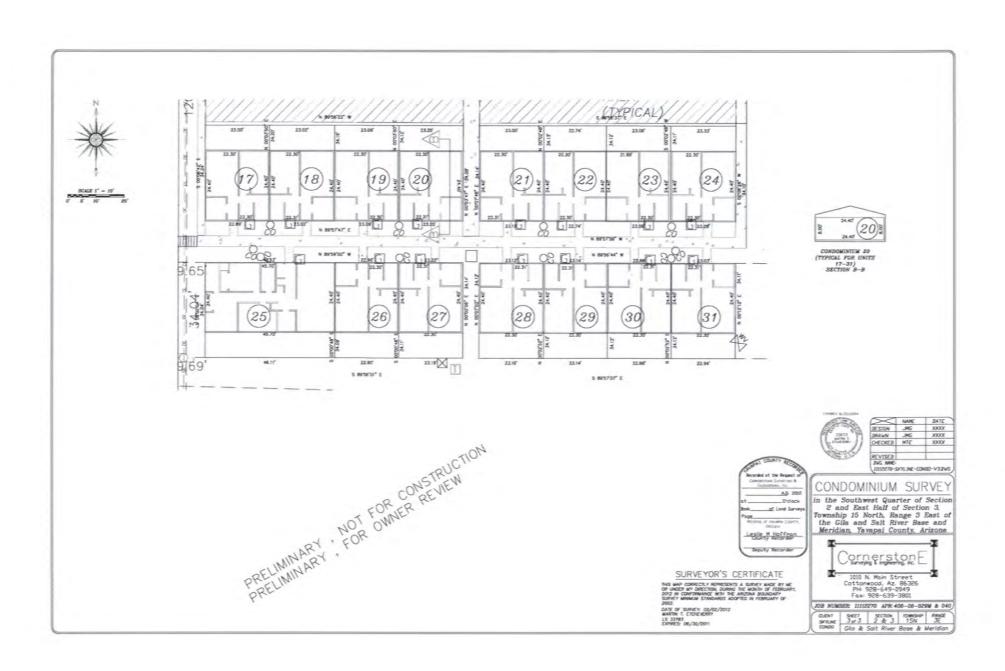
COMMUNITY BUILDING ELEVATION CONCEPT

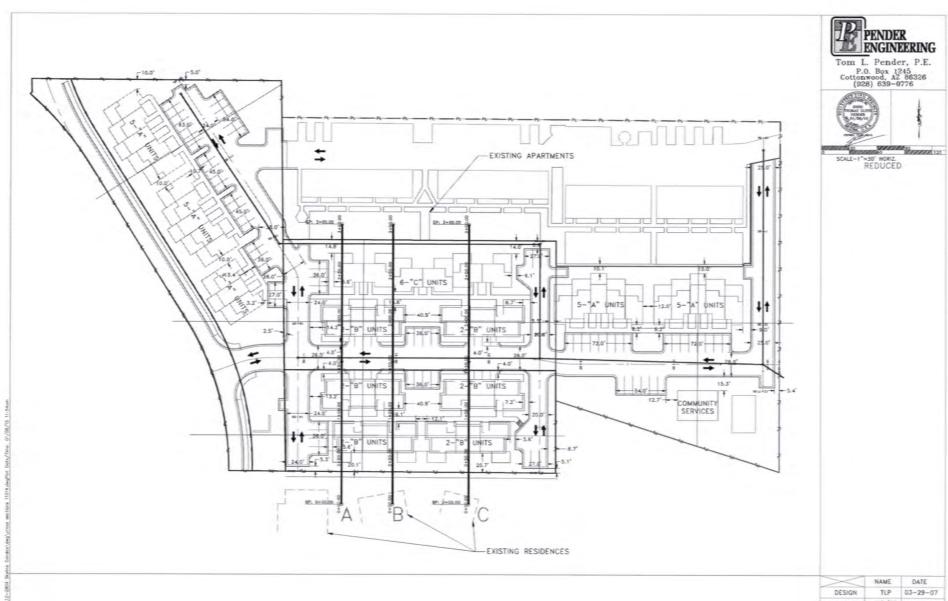


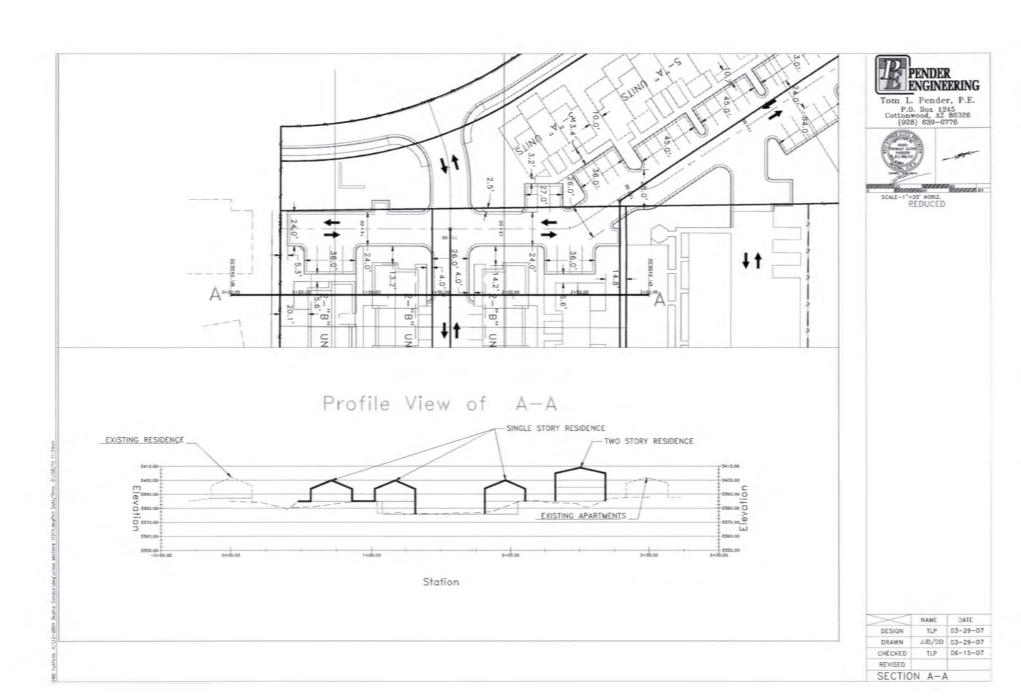
STREET YIEW - 16th STREET

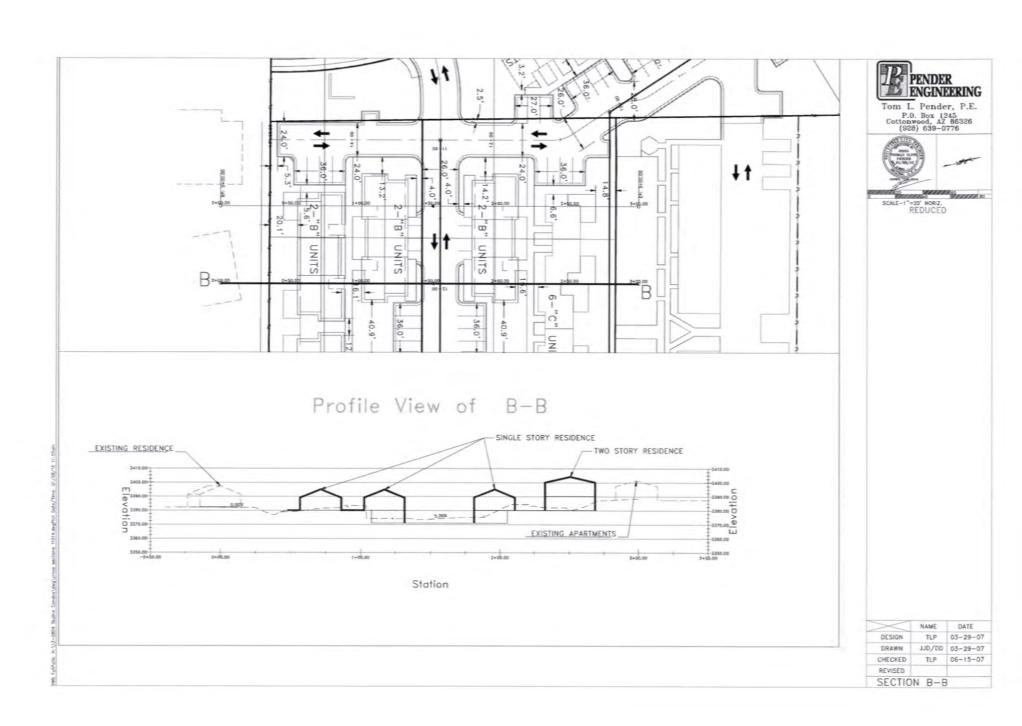


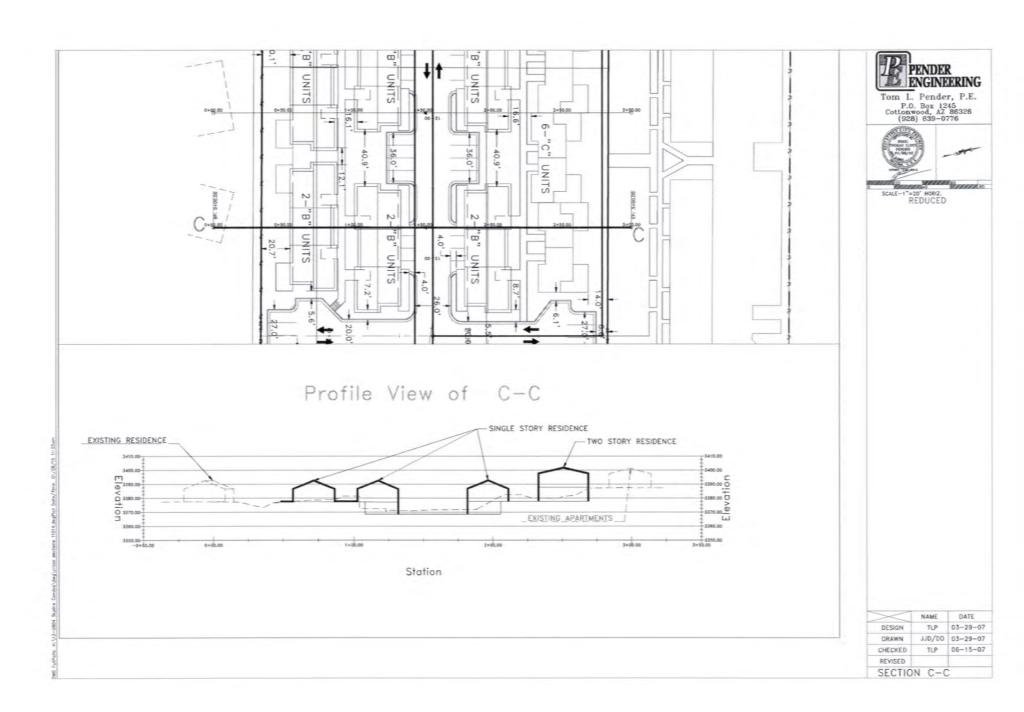












City of Cottonwood, Arizona
City Council Agenda Communication



□ Print

Meeting Date: September 15, 2015

Subject: Ordinance 615 - Flood Plain Management Ordinance

Department: Development Services

From: Morgan Scott, Development Services Manager

Robert Winiecke, City Engineer Steve Horton, City Attorney

REQUESTED ACTION

Second reading and final adoption of a proposed new ordinance regulating development and other activities within the City's FEMA-designated floodplain.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve Ordinance Number 615."

BACKGROUND

As previously discussed with Council, since the City administers development within its own floodplain it is required to adopt a set of floodplain management regulations that meet or exceed the minimum criteria set forth in Title 44, Section 60 of the Code of Federal Regulations in order to participate in the National Flood Insurance Program. The adoption of this floodplain management ordinance will partially satisfy this requirement, and enable properties with the City to continue to be eligible for federally subsidized flood insurance as well as hazard assistance in the event of flooding.

JUSTIFICATION/BENEFITS/ISSUES

See above.

COST/FUNDING SOURCE

The only costs associated with the adoption of these regulations will be the time spent by staff - primarily the City's designated Floodplain Administrator - to implement and enforce them. It is anticipated that no hard costs or new staff will be required to administer this program.

ATTACHMENTS:				
Name:	Description:	Type:		
ord615.docx	Ordinance 615	Cover Memo		

D 3.6_FEMA_496_JoiningNFIP.pdf

NFIP Brochure

Cover Memo

ORDINANCE NUMBER 615

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING CHAPTER 18.08, FLOOD DAMAGE PREVENTION, BY DELETING SECTION 18.08, OF THE MUNICIPAL CODE, AND ADDING A NEW SECTION 18.08, FLOODPLAIN MANAGEMENT.

WHEREAS, the City Council has determined that it is appropriate and proper to amend Chapter 18.08, Flood Damage Prevention with a new section 18.08, Floodplain Management;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI, COUNTY, ARIZONA, AS FOLLOWS:

<u>Section 1</u>: That Chapter 18.08, Flood Damage Prevention, is hereby repealed and a new Section 18.08, Floodplain Management is hereby added as follows:

Sections:

SECTION 18.08.01 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

- A. STATUTORY AUTHORIZATION
- B. FINDING OF FACT
- C. STATEMENT OF PURPOSE
- D. METHODS OF REDUCING FLOOD LOSSES

SECTION 18.08.02 DEFINITIONS

SECTION 18.08.03 GENERAL PROVISIONS

- A. LANDS TO WHICH THIS ORDINANCE APPLIES
- B. BASIS FOR ESTABLISHING SPECIAL FLOOD HAZARD AREAS
- C. COMPLIANCE
- D. ABROGATION AND GREATER RESTRICTIONS
- E. INTERPRETATION
- F. DISCLAIMER OF LIABILITY
- G. STATUTORY EXCEPTIONS
- H. UNLAWFUL ACTS

- I. DECLARATION OF PUBLIC NUISANCE STATUTE
- J. ABATEMENT OF VIOLATIONS
- K. SEVERABILITY

SECTION 18.08.04 ADMINISTRATION

- A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR
- B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR
 - 1. Permit Review
 - 2. Substantial Improvement and Substantial Damage Assessment
 - 3. Use of Other Base Flood Data
 - 4. Obtain and Maintain for Public Inspection
 - 5. Notification to Other Entities
 - 6. Map Determinations
 - 7. Remedial Actions
 - C. ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT

SECTION 18.08.05 PROVISIONS FOR FLOOD HAZARD REDUCTION

- A. STANDARDS OF CONSTRUCTION
 - 1. Anchoring
 - 2. Construction Materials and Methods
 - 3. Elevation and Floodproofing
 - a. Residential Construction
 - b. Nonresidential Construction
 - c. Manufactured Home
 - d. Accessory Structures (Detached Garages & Storage Structures)
 - e. Flood Openings
 - f. Machinery and Service Equipment
- B. STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT
- C. STANDARDS FOR WATER SUPPLY AND WASTE DISPOSAL SYSTEMS
- D. ADDITIONAL DEVELOPMENT STANDARDS FOR SUBDIVISIONS
- E. STANDARDS FOR MANUFACTURED HOMES
- F. STANDARDS FOR RECREATION VEHICLES
- G. FLOODWAYS
- H. FLOOD-RELATED EROSION-PRONE AREAS

SECTION 18.08.06 VARIANCE PROCEDURE

- A. NATURE OF VARIANCES
- B. FLOODPLAIN REVIEW BOARD
- C. CONDITIONS FOR VARIANCES

18.08.01. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

A. Statutory Authorization

A.R.S. § 48-3610 authorizes the City of Cottonwood to assume the powers and duties for floodplain management and adopt regulations in conformance with A.R.S. § 48-3609 designed to promote the public health, safety and general welfare of its citizenry. Therefore, the City Council of Cottonwood, Arizona, does hereby ordain as follows:

B. Findings of Fact

- The flood hazard areas of the City of Cottonwood are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection, and relief and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- 2. These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities. When obstructions are inadequately anchored, this may cause damage in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage, also contribute to flood loss.

C. Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety, and general welfare. It is also the purpose of this ordinance to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- 1. Protect human life and health;
- 2. Minimize expenditure of public money for costly flood control projects;
- 3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- 4. Minimize prolonged business interruptions;
- 5. Minimize damage to public facilities; utilities such as water, gas, electric,

- telephone and sewer lines; streets and bridges located in special flood hazard areas;
- 6. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas so as to minimize blight zones caused by flooding;
- 7. Notify potential buyers that a property is in a Special Flood Hazard Area;
- 8. Notify those who occupy special flood hazard areas that they assume responsibility for their actions;
- 9. Participate in and maintain eligibility for flood insurance and disaster relief.

D. Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions to:

- 1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;
- 2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- 3. Control the alteration of natural floodplains, stream channels, and protective barriers which help accommodate or channel floodwaters;
- 4. Control filling, grading, dredging, and other development activities which may increase flood damage;
- 5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

18.08.02 DEFINITIONS

Accessory structure. A structure that is on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure.

Alluvial fan. A geomorphologic feature characterized by a cone or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from mountain slopes, transported by flood flows, and deposited on the valley floors. This feature is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement, sediment deposition, and channel migration.

Apex. A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding. A designated Zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood-related erosion hazard. The land within a community which is most likely to be subject to severe flood-related erosion losses.

Base flood. A flood which has a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE). The computed elevation to which floodwater is anticipated to rise during the base flood.

Basement. Any area of the building having its floor sub-grade - i.e., below ground level - on all sides.

Building. See "Structure."

Community. Any state, area or political subdivision thereof, any Indian tribe, authorized tribal organization, or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Determining Market Value of Existing Structures. "Market value" shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the structure was constructed.

- 1) The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry.
- 2) The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the floodplain administrator, but shall not include economic or

other forms of external obsolescence.

3) Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Elevation Certificate. An administrative tool of the National Flood Insurance Program (NFIP) that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Encroachment. The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Erosion. The process of the gradual wearing away of landmasses. This peril is not, per se, covered under the National Flood Insurance Program.

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before May 5, 1975.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 1) the overflow of floodwaters;
- 2) the unusual and rapid accumulation or runoff of surface waters from any source; and/or

3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

Flood Insurance Rate Map (FIRM). The official map of a community, on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas (SFHAs) and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that includes flood profiles, Flood Insurance Rate Maps, and the water surface elevation of the base flood.

Floodplain or flood-prone area. Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain Administrator. The community official designated by title to administer and enforce the floodplain management regulations.

Floodplain Board. The City Council of the City of Cottonwood at such times as they are engaged in the enforcement of this ordinance.

Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations. The ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing. Any combination of structural and nonstructural additions, changes, or adjustments to nonresidential structures which reduce or eliminate risk of flood

damage to real estate or improved real property, water and sanitary facilities, structures, and their contents by means other than elevation.

Flood-Related Erosion. The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related erosion area management. The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

Floodway fringe. That area of the floodplain on either side of the "Regulatory Floodway" where encroachment may be permitted.

Fraud and victimization. As related to Section 18.08.06 of this ordinance, means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the City Council, when acting in its capacity as the Floodplain Board will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one-hundred years. Buildings that are permitted to be constructed below the Regulatory Flood Elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term

storage or related manufacturing facilities.

Governing body. The City Council of the City of Cottonwood, Yavapai County, Arizona.

Hardship. As related to Section 18.08.06 of this ordinance, the exceptional hardship that would result from a failure to grant a requested variance. The City Council of the City of Cottonwood in its capacity as the City's Floodplain Board requires that a variance be exceptional, unusual, and peculiar to the property involved. A variance cannot be self-caused. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure. Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Levee. A man-made structure, usually an earthen embankment, designed and

constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee system. A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor. The lowest floor of the lowest enclosed area, including the basement. See "Basement." An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured Home Park or Subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. Replacement cost of a structure less depreciation since construction.

Mean sea level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction. For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the

manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

Obstruction. Including, but not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One-hundred-year flood or 100-year flood. A common name for the flood having a one percent chance of being equaled or exceeded in any given year. See "Base flood."

Person. An individual or the individual's agent, a firm, partnership, association or corporation, or an agent of the aforementioned groups, or this state or its agencies or political subdivisions.

Program deficiency. A defect in a community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations.

Public safety and nuisance. As related to Section 18.08.06 of this ordinance, means that the granting of a variance must not result in anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational vehicle. A vehicle which is:

- 1) Built on a single chassis;
- 2) 400 square feet or less when measured at the largest horizontal projection;
- 3) Designed to be self-propelled or permanently towable by a light-duty truck;
- 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Flood Elevation (RFE). An elevation one foot above the Base Flood Elevation.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a violation. To bring the structure or other development into compliance with Federal, State or local floodplain management regulations, or if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.

Riverine. Relating to, formed by, or resembling a river (including tributaries), stream, brook, wash, etc.

Sheet flow area. See "Area of shallow flooding."

Special Flood Hazard Area (SFHA). An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on a Flood Insurance Rate Map as Zone A, AO, AE, AH or A99.

Start of construction. Includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a Permanent construction does not include land preparation, such as foundation. clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure. A walled and roofed building that is principally above ground; this includes

a gas or liquid storage tank or a manufactured home.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement to a structure, the total cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- 1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance. A grant of relief from the requirements of this ordinance which permits construction or other uses of property in a manner that would otherwise be prohibited by this ordinance.

Violation. The failure of a structure or other development to be fully compliant with these floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Water surface elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Watercourse. A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Zone A. No Base Flood Elevations determined.

Zone AE. Base Flood Elevations determined.

Zone AH. Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

Zone AO. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Zone AR. Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

Zone A99. Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

Zone D. Areas in which flood hazards are undetermined, but possible.

Zone X (unshaded). Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (shaded). Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

SECTION 18.08.03 GENERAL PROVISIONS

A. Lands to Which This Ordinance Applies

This ordinance shall apply to all special flood hazard areas within the corporate limits of City of Cottonwood. (ARS § 48-3603.)

B. Basis for Establishing Special Flood Hazard Areas

The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Yavapai County, Arizona and Incorporated Areas" dated September 3, 2010, with accompanying Flood Insurance Rate Maps (FIRMs) dated September 3, 2010, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this ordinance. This FIS and attendant mapping is the minimum area of applicability of this ordinance and may be supplemented by studies for other areas which allow implementation of this ordinance and which are recommended to the Floodplain Board by the Floodplain Administrator. The

Floodplain Board, within its area of jurisdiction, shall delineate (or may, by rule, require developers of land to delineate) for areas where development is ongoing or imminent, and thereafter as development becomes imminent, floodplains consistent with the criteria developed by the Federal Emergency Management Agency and the Director of the Arizona Department of Water Resources. The FIS and FIRM panels are on file at Public Works Building at 1490 West Mingus Avenue, Cottonwood, Arizona, 86326.

C. Compliance

All development of land, construction of residential, commercial or industrial structures, or future development within delineated floodplain areas is subject to the terms of this ordinance and other applicable regulations.

D. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ordinance and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

E. Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

- 1. Considered as minimum requirements;
- 2. Liberally construed in favor of the governing body; and
- 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

F. Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Cottonwood, any officer or employee thereof, the State of Arizona, Yavapai County or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

G. Statutory Exceptions

- 1. In accordance with A.R.S. § 48-3609(H), unless expressly provided, this and any regulation adopted pursuant to this article do not affect:
- 2. Existing legal uses of property or the right to continuation of such legal use. However, if a nonconforming use of land or a building or

structure is discontinued for twelve months, or damaged to the extent of fifty (50) per cent of its market value as determined by a certified appraiser, any further use shall comply with this ordinance and other applicable regulations of the City of Cottonwood;

- 3. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or on the date any regulations affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or structure which would result in increasing its flood damage potential by 50 percent or more shall be either floodproofed or elevated to or above the Regulatory Flood Elevation;
- 4. Reasonable repair of structures constructed with the written authorization required by A.R.S. § 48-3613;
- 5. Facilities constructed or installed pursuant to a Certificate of Environmental Compatibility issued pursuant to A.R.S. Title 40, Chapter 2, Article 6.2; and
- 6. In accordance with A.R.S. § 48-3613(D), in addition to other penalties or remedies otherwise provided by law, the state, a political subdivision or a person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or obstruction of a watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any remedy to enjoin, abate or otherwise prevent any person from violating or continuing to violate these regulations or regulations adopted pursuant to A.R.S. Title 48, Chapter 21, Article 1. If a person is found to be in violation of any provision of this ordinance, the court shall require the violator to either comply with this ordinance if authorized by the Floodplain Board and/or remove the obstruction and restore the watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from the violation including reasonable costs and attorney fees.
- 7. Before the following types of construction authorized by A.R.S. § 48-3613(B) begin, the responsible person must submit plans for the construction to the Floodplain Board for review and comment pursuant to A.R.S. § 48-3613(C):
- 8. The construction of bridges, culverts, dikes and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a watercourse;
- 9. The construction of storage dams for watering livestock or wildlife, structures on banks of a watercourse to prevent erosion of or damage

to adjoining land if the structure will not divert, retard or obstruct the natural channel of the watercourse or dams for the conservation of floodwaters as permitted by A.R.S. Title 45, Chapter 6;

- 10. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This paragraph does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted by the Floodplain Board under this ordinance;
- 11. Other construction upon determination by the Floodplain Board that written authorization is unnecessary;
- 12. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or political subdivision; and
- 13. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a political subdivision.

H. Unlawful Acts

- 1. It is unlawful for a person to engage in any development or to divert, retard or obstruct the flow of waters in a watercourse if it creates a hazard to life or property without securing the written authorization required by A.R.S. § 48-3613. Where the watercourse is a delineated floodplain, it is unlawful to engage in any development affecting the flow of waters without securing written authorization required by A.R.S. § 48-3613.
- 2. Any person found guilty of violating any provision of this ordinance shall be guilty of a Class 2 misdemeanor. Each day that a violation continues shall be a separate offense punishable as hereinabove described.

I. Declaration of Public Nuisance Statute

All development located or maintained within any Special Flood Hazard Area after August 8, 1973, in violation of this ordinance, is a public nuisance per se and may be abated, prevented or restrained by the City.

J. Abatement of Violations

Within thirty (30) days of discovery of a violation of this ordinance or as soon as

possible thereafter, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all information available to the Floodplain Administrator which is pertinent to said violation. Within thirty (30) days of receipt of this report or as soon as possible thereafter, the Floodplain Board shall either:

- 1. Take any necessary action to effect the abatement of such violation; or
- 2. Issue a variance to this ordinance in accordance with the provisions of Section 18.08.06 herein; or
- 3. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for their determination. Such information must be provided to the Floodplain Administrator within thirty (30) days of such order and the Floodplain Administrator shall submit an amended report to the Floodplain Board within twenty (20) days. At the next regularly scheduled public meeting (or at any subsequent meeting at which the matter is to be considered), the Floodplain Board may either order the abatement of said violation, or may grant a variance in accordance with the provisions of Section 18.08.06 herein; or
- 4. Submit to the Federal Emergency Management Agency a declaration for denial of insurance, stating that the property is in violation of a cited state or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.

K. Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

18.08.04 ADMINISTRATION

A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The City Engineer or his/her designee is hereby appointed to administer, implement and enforce this ordinance by granting or denying development permits in accordance with its provisions.

B. <u>Duties and Responsibilities of the Floodplain Administrator</u>

Duties of the Floodplain Administrator shall include, but not be limited to:

1. Permit Review

Review all development permits to determine that:

- a. The permit requirements of this ordinance have been satisfied;
- b. All other required county, state and federal permits have been obtained;
- c. The site is reasonably safe from flooding;
- d. In areas where a floodway has not been designated, the proposed development does not adversely affect the carrying capacity of areas where Base Flood Elevations have been determined.

For the purposes of this ordinance, "adversely affect" means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point.

2. Substantial Improvement and Substantial Damage Assessment

The Floodplain Administrator shall review all development permits for improvements and/or damages to existing structures to determine if the application of the substantial improvement rules apply, including establishing a definition of market value determination and verifying that the estimated improvement and/or repair costs are less than 50% of the market value of the structure.

3. Use of Other Base Flood Data

When Base Flood Elevation data has not been provided in accordance with Section 18.08.03.B, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data available from a federal, state, county or other source, in order to administer Section 18.08.05. Any such information shall be consistent with the requirements of the Federal Emergency Management Agency and the Arizona Department of Water Resources and may be submitted to the Floodplain Board for adoption.

4. Obtain and Maintain for Public Inspection

The Floodplain Administrator shall obtain and maintain the following for public inspection and make available as needed:

- a. Certification required by Section 18.08.05.A.3.a and Section 18.08.05.F (lowest floor elevations, bottom of the structural frame, and utilities);
- b. Certification required by Section 18.08.05.A.3.b (lowest floor elevations or

floodproofing of nonresidential structures and utilities);

- c. Certification required by Section 18.08.05.A.3.e (flood vents);
- d. Certification of elevation required by Section 18.08.05.D.1.b. (subdivisions and other proposed development standards);
- e. Certification required by Section 18.08.05.G.1 (floodway encroachments);
- f. Records of all variance actions, including justification for their issuance
- g. Improvement and damage calculations required in Section 18.08.04.B.2

5. Notification to Other Entities

- a. Whenever a watercourse within the City is to be altered or relocated, the Floodplain Administrator shall:
 - 1. Notify adjacent communities and the Arizona Department of Water Resources prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency through appropriate notification means; and
 - 2. Ensure that the flood carrying capacity of the altered or relocated portion of said watercourse will be maintained.
- b. Changes in Base Flood Elevation and rate of flow due to physical alterations:
 - 1. Base Flood Elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available to the Floodplain Administrator, the Floodplain Administrator shall notify the Federal Emergency Management Agency of the changes by submitting technical or scientific data in accordance with Volume 44 Code of Federal Regulations Section 65.3.
 - 2. Within one hundred twenty (120) days after completion of construction of any flood control protective works within the City which changes the rate of flow during the base flood or the configuration of the floodplain upstream or downstream from or adjacent to the project, the person or agency responsible for installation of the project shall provide to the governing bodies of all jurisdictions affected by the project a new delineation of all floodplains affected by the project in accordance with the criteria adopted by the Arizona Department of Water Resources.
- c. The Floodplain Administrator shall advise the Yavapai County Flood Control District (YCFCD) and any adjunct jurisdiction having responsibility for floodplain management in writing and provide a copy of development plans for all applications of which the City becomes aware for floodplain use permits or variances to develop land in a floodplain or floodway within one mile of the corporate limits of Cottonwood, and/or which could affect floodplains,

floodways or watercourses within the District or adjunct jurisdiction's area of jurisdiction. Written notice and a copy of the plan of development shall be sent to the District or adjunct jurisdiction no later than five (5) working days after having been received by the City.

d. The Floodplain Administrator shall notify the Federal Emergency Management Agency and Arizona Department of Water Resources of acquisition by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

6. Map Determinations

The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the boundaries of the special flood hazard areas (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 18.08.06.

7. Remedial Actions

The Floodplain Administrator shall take actions on violations of this ordinance as required in Section 18.08.03.A. herein.

C. <u>ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT</u>

A Floodplain Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any Special Flood Hazard Area established pursuant to Section 18.08.03.B. Application for a Floodplain Development Permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

- 1. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures. In Zone AO, elevation of existing highest adjacent grade and proposed elevation of lowest floor of all structures;
- 2. Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed;
- 3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 18.08.05.A.3.b;
- 4. Base Flood Elevation data for subdivision proposals or other development greater than 50 lots or 5 acres, whichever is the lesser; and

5. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

18.08.05 PROVISIONS FOR FLOOD HAZARD REDUCTION

A. STANDARDS OF CONSTRUCTION

In all Special Flood Hazard Areas the following standards shall apply:

1. Anchoring

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- b. All manufactured homes shall meet the anchoring standards of Section 18.08.05.E.2.

2. Construction Materials and Methods

- a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage;
- c. Within Zones AH or AO, adequate drainage paths shall be constructed around structures on slopes to guide floodwaters around and away from proposed structures.

3. Elevation and Floodproofing

a. Residential Construction

Residential construction, as well as new or substantial improvements to residential structures, shall have the lowest floor, including basement, elevated to or above the Regulatory Flood Elevation.

- 1. In a Zone AO, the Base Flood Elevation is determined from the FIRM panel. If unspecified, the required elevation is at minimum two (2) feet above the highest adjacent grade.
- 2. In a Zone A where the Base Flood Elevation has not been determined,

the Base Flood Elevation is determined by the criteria set out in Section 18.08.04.B.3.

- 3. In Zones AE and AH, the Base Flood Elevation is determined from the FIS and/or FIRM.
- 4. A garage attached to a residential structure, constructed with the garage floor slab below the Regulatory Flood Elevation, must be designed to allow for the automatic entry and exit of flood waters. See Section 18.08.05.A.3.d (1) or (2).

Upon completion of the structure, certification by a registered professional engineer or surveyor that the elevation requirements of the lowest floor, including basement, of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

b. Nonresidential Construction

Nonresidential construction, as well as new or substantial improvements to residential structures, shall have the lowest floor either elevated to conform with Section 18.08.05.A.3.a (1), (2), or (3) as appropriate, or, together with attendant utility and sanitary facilities,

- 1. Be floodproofed below the elevation recommended under Section 18.08.05.A.3.a (1), (2), or (3) as appropriate so that the structure is watertight with walls substantially impermeable to the passage of water; and
- 2. Have structural components capable of resisting hydrodynamic and hydrostatic loads and effects of buoyancy.

Upon completion of the structure, certification by a registered professional engineer, surveyor, or architect that either the elevation requirements of subsection A or the floodproofing requirements of subsection B have been satisfied shall be provided to the Floodplain Administrator for verification.

c. Manufactured Home

Manufactured homes shall meet the standards in Section 18.08.05.E.

d. Accessory Structures (Detached Garages & Storage Structures)

Accessory structures used solely for parking of vehicles or storage may be constructed

such that the floor is below the Regulatory Flood Elevation, provided the structure is designed and constructed in accordance with the following requirements:

- 1. Use of the accessory structure must be limited to parking of vehicles or storage;
- 2. The portions of the accessory structure located below the Regulatory Flood Elevation must be built using flood resistant materials;
- 3. The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
- 4. Any machinery or equipment servicing the accessory structure must be elevated or floodproofed to or above the Regulatory Flood Elevation;
- 5. The accessory structure must comply with floodway encroachment provisions in Section 18.08.05.*G*; and
- 6. The accessory structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 18.08.05.A.3.e (1) or (2).

Detached garages, storage structures and other accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 18.08.05.A.3.a (1), (2), or (3) as appropriate.

Upon completion of the structure, certification by a registered professional engineer or surveyor that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

e. Flood Openings

All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

For non-engineered openings:

- 1. Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
- 2. The bottom of all openings shall be no higher than one foot above grade;
- 3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they either permit the automatic entry and exit of floodwater, or have been designed and certified by a registered engineer or architect.

f. Machinery and Service Equipment

All new construction, substantial improvement and other proposed new development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT

- 1. The storage or processing of materials that could be injurious to human, animal or plant life if released due to damage from flooding is prohibited in Special Flood Hazard Areas.
- 2. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

C. STANDARDS FOR WATER SUPPLY AND WASTE DISPOSAL SYSTEMS

- 1. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.
- 2. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- 3. Waste disposal systems shall not be installed wholly or partially in a regulatory floodway.

D. ADDITIONAL DEVELOPMENT STANDARDS FOR SUBDIVISIONS

- 1. All new subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions), greater than 50 lots or 5 acres, whichever is the lesser, shall:
 - a. Identify the Special Flood Hazard Area and the elevation of the Base Flood;
 - b. Identify on the final plans the elevation(s) of the proposed structure(s) and pads. If the site is filled above the Base Flood Elevation, the final lowest floor and grade elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator for verification.
 - c. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.
 - d. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
 - e. All subdivision proposals and other proposed development shall provide adequate drainage to reduce exposure to flood hazards.

E. STANDARDS FOR MANUFACTURED HOMES

All manufactured homes that are placed on site or substantially improved shall:

- 1. Be elevated to conform with Section 18.08.05.A.3.a (1), (2), or (3) as appropriate so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the Regulatory Flood Elevation; and
- 2. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state, county and local anchoring requirements for resisting wind

forces.

Upon completion of installation of the manufactured home, certification by a registered professional engineer or surveyor that the elevation requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

F. STANDARDS FOR RECREATION VEHICLES

All recreational vehicles placed on site shall:

- 1. Be on site for fewer than 180 consecutive days;
- 2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- 3. Meet the permit requirements of Section 18.08.04 of this ordinance and the elevation and anchoring requirements for manufactured homes in Section 18.08.05.D.

G. FLOODWAYS

Located within the special flood hazard areas established in Section 18.08.03.B are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:

- Prohibit encroachments, including fill, new construction, substantial improvements and other development, unless certification by a registered professional engineer or architect is provided to the Floodplain Administrator demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- 2. No activity is permitted within a floodway which might cause lateral migration of waters at high or low stages, or channel bed degradation/aggradation without a Floodplain Development Permit.
- 3. If Section 18.08.05.G is satisfied, all new construction and substantial improvements shall also comply with all other applicable flood hazard reduction provisions of Section 18.08.05.

18.08.06 VARIANCE PROCEDURE

A. NATURE OF VARIANCES

The variance criteria set forth in this section of the ordinance is based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants or the property owners. A variance cannot be self-caused.

It is the duty of the City of Cottonwood to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Regulatory Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are extremely rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

B. Floodplain Review Board

- 1. The City Council, acting as the Floodplain Board may establish a board of review, which may be the advisory board or a committee of the advisory board to sit in review and make decisions. If the City Council in its capacity as the Floodplain Board does not establish a separate Floodplain Review Board, then the City Council in its capacity as the Floodplain Board shall act as the Floodplain Review Board.
- 2. The Floodplain Review Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
- 3. In considering such applications, the Floodplain Review Board shall consider all technical evaluations, relevant factors, standards specified in other sections of this ordinance, and:

- 4. The danger that materials may be swept onto other lands to the injury of others;
- 5. The danger of life and property due to flooding or erosion damage;
- 6. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- 7. The importance of the services provided by the proposed facility to the community;
- 8. The necessity to the facility of a waterfront location, where applicable;
- 9. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
- 10. The compatibility of the proposed use with existing and anticipated development;
- 11. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- 12. The safety of access to the property in time of flood for ordinary and emergency vehicles;
- 13. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site;
- 14. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.
- 15. Upon consideration of the factors of Section 18.08.06.B (3) and the purposes of this ordinance, the Floodplain Review Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- 16. Any applicant to whom a variance is granted shall be given written notice by the Floodplain Administrator that:
- 17. The issuance of a variance to construct a structure below the Regulatory Flood Elevation may result in increased premium rates for

flood insurance up to amounts as high as \$25 for \$100 of insurance coverage or more; and

- 18. Such construction below the regulatory flood elevation increases risks to life and property;
- 19. The land upon which the variance is granted shall be ineligible for exchange of state land pursuant to the flood relocation and land exchange program provided by A.R.S. § 37-610. A copy of the notice shall be recorded in the office of the Yavapai County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
- 20. The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.

C. Conditions for Variances

- 1. Variances shall only be issued:
 - a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances;
 - b. For the repair, rehabilitation or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places, upon a determination that the proposed repair or rehabilitation will not preclude the structures' continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
 - c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
 - d. Upon a showing of good and sufficient cause;
 - e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant; and/or

- f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 18.08.02 of this ordinance in the definition of "Functionally Dependent Use."
- 2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
- 3. Generally variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the Regulatory Flood Elevation, provided the procedures of Sections 18.08.04 and 18.08.05 of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

<u>Section 2</u>: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remainder.

Section 3. This Ordinance will be effective as provided by law.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, THIS 15TH DAY OF SEPTEMBER, 2015.

	Diane Joens, Mayor	
ATTEST:		
Marianne Jiménez, City Clerk		

APPROVED AS TO FORM:	
Steve Horton, Esq.	-
City Attorney	



Joining the National Flood Insurance Program

FEMA 496

May 2005



Joining the National Flood Insurance Program

The National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Over 20,000 communities participate in the Program.

The decision on whether to join the NFIP is very important for a community. There is no Federal law that requires a community to join the Program and community participation is voluntary. A benefit of participation is that your citizens are provided the opportunity to purchase flood insurance to protect themselves from flood losses. Another consideration is that a community that has been identified by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) as being flood-prone and has not joined the NFIP within one year of being notified of being mapped as flood-prone will be sanctioned. This means that Federal agencies cannot provide financial assistance for buildings in flood hazards areas.

FEMA is required by law to identify and map the Nation's flood-prone areas. The identification of flood hazards serves many important purposes. Identifying flood hazards creates an awareness of the hazard, especially for those who live and work in flood-prone areas. Maps provide States and communities with the information needed for land use planning and to reduce flood risk to floodplain development and implement other health and safety requirements through codes and regulations. States and communities can also use the information for emergency management.

To participate in the NFIP, a community must adopt and enforce floodplain management regulations that meet or exceed the minimum requirements of the Program. These requirements are intended to prevent loss of life and property and reduce taxpayer costs for disaster relief, as well as minimize economic and social hardships that result from flooding.

When FEMA provides a community with a flood hazard map, the community should carefully review these maps and determine whether flood insurance and floodplain management would benefit the community and its citizens.

In making the decision whether to join the NFIP, communities need to keep in mind that homeowners' insurance policies generally do not cover flood losses, and many homeowners and other property owners are often unaware that their property is flood-prone. Even if your community has not been identified as flood-prone by FEMA, your community can still join the NFIP. By participating in the NFIP, property owners throughout the community will be able to purchase flood insurance.

Communities that have been identified as flood-prone by FEMA need to keep in mind that property owners in a non-participating community are ineligible for most forms of disaster assistance within the identified flood hazard areas. This does not affect communities that have not had flood hazards identified by FEMA.

What must a community do to join the NFIP?

To join the Program, the community must submit an application package that includes the following information:

- Application For Participation in the National Flood Insurance Program (FEMA Form 81-64):
- This one-page form asks for the following information:
- Community name
- Chief Executive Officer
- Person responsible for administering the community's floodplain management program
- Community repository for public inspection of flood maps
- Estimates of land area, population, and number of structures in and outside the floodplain
- Resolution of Intent: The community must adopt a
 resolution of intent, which indicates an explicit desire
 to participate in the NFIP and commitment to recognize
 flood hazards and carry out the
 objectives of the Program.

IMPORTANT FACTS YOU SHOULD KNOW

Floods are the most common and most costly natural disaster in the United States.

Before most forms of Federal disaster assistance can be offered, the President must declare a major disaster.

Flood insurance claims are paid whether or not a disaster has been Presidentially declared.

The most common form of Federal disaster assistance is a loan, which must be paid back with interest.

There are about 4.7 million flood insurance policies in force in more than 20,000 communities across the U.S.

Over the life of a 30-year mortgage, there is a 26-percent (or 1 in 4) chance that a building in a floodplain will experience a flood that will equal or exceed the 1-percent-chance flood (100-year flood).

Since 1969, the NFIP has paid over \$14 billion in flood insurance claims that have helped hundreds of thousands of families recover from flood disasters.

Approximately 25% of all claims paid by the NFIP are for policies outside of the mapped floodplain.

CAN YOUR COMMUNITY AFFORD NOT TO PARTICIPATE?

 Floodplain Management Regulations: The community must adopt and submit floodplain management regulations that meet or exceed the minimum flood plain management requirements of the NFIP.

Please contact your FEMA Regional Office or the NFIP State Coordinating Agency for information about joining the Program. These offices will provide an application, sample resolution, and a model floodplain management ordinance. (See "For Assistance" on the back page for contact information)

What are the requirements that a community must adopt?

The NFIP requirements are designed to ensure that new buildings and substantially improved existing buildings in flood-prone areas are protected from flood damages. The minimum NFIP floodplain management requirements that a community must adopt are located in **Title 44 of the Code of Federal Regulations (44 CFR) section 60.3**. The specific requirements that a community must adopt depend on the type of flood hazard data that is provided to the community by FEMA.

In addition to meeting the requirements of the NFIP, a community's floodplain management regulations must be legally enforceable. This means that the regulations must meet applicable provisions of State enabling laws, which authorize communities to enact and enforce floodplain management regulations and be adopted through a process that meets applicable State and local due process procedures.

State authority for floodplain management varies from State to State. Some States require that communities regulate floodplains to a higher standard than the minimum NFIP requirements for certain aspects of floodplain management. Some States have a requirement that communities must submit their floodplain management regulations to the State for approval. Communities should contact the State NFIP Coordinating Agency for assistance on specific State requirements that must also be met.

As indicated above, the FEMA Regional Office or the NFIP State Coordinating Agency can provide the community with a model floodplain management ordinance and guidance on the specific requirements the community will need to adopt.

What type of regulations can a community adopt?

Community floodplain management regulations are usually found in the following types of regulations: zoning ordinances, building codes, subdivision ordinance, sanitary regulations, and "stand alone" floodplain management ordinances. How your community approaches floodplain management depends on State laws and regulations and also how your community chooses to manage its flood hazards.

What happens if a community is identified as floodprone, but does not join the NFIP?

The following sanctions apply if a community does not qualify for participation in the NFIP within one year of being identified as flood-prone by FEMA. Non-participating communities that have not been identified as flood-prone by FEMA are not subject to these sanctions.

- Property owners will not be able to purchase NFIP flood insurance policies and existing policies will not be renewed.
- Federal grants or loans for development will not be available in identified flood hazard areas under programs administered by Federal agencies such as the Department of Housing and Urban Development, Environmental Protection Agency, and Small Business Administration.
- Federal disaster assistance for flood damage will not be provided to repair insurable buildings located in identified flood hazard areas.
- Federal mortgage insurance or loan guarantees, such as those written by the Federal Housing Administration and the Department of Veteran Affairs, will not be provided in identified flood hazard areas.
- Federally insured or regulated lending institutions, such as banks and credit unions, are allowed to make conventional loans for insurable buildings in flood hazard areas of nonparticipating communities.
 However, the lender must notify applicants that the property is in a flood hazard area and that the property is not eligible for Federal disaster assistance. Some lenders may voluntarily choose not to make these loans.

FOR ASSISTANCE

If your community needs assistance to join the NFIP, you can contact the FEMA Regional Office (see below for address and telephone number). You can also contact your respective State Coordinating Agency for the NFIP. You can go to http://www.fema.gov/about/contact/regions.shtm for a listing of the FEMA Regional Offices and the NFIP State Coordinating Agencies.

REGION I

CT, ME, MA, NH, RI, VT 99 High Street, 6th Floor Boston, MA 02110 877-336-2734

REGION II

NJ, NY, PR, VI 26 Federal Plaza, Ste. 1307 New York, NY 10278 212-680-3609

REGION III

DE, DC, MD, PA, VA, WV 615 Chestnut Street, 6th Floor Philadelphia, PA 19106 215-931-5608

REGION IV

AL, FL, GA, KY, MS, NC, SC, TN 3003 Chamblee-Tucker Rd. Atlanta, GA 30341 770-220-5200

REGION V

IL, IN, MI, MN, OH, WI 536 South Clark Street Chicago, IL 60605 312-408-5500

REGION VI

AR, LA, NM, OK, TX Federal Regional Center 800 North Loop 288 Denton, TX 76210 940-898-5399

REGION VII

IA, KS, MO, NE 2323 Grand Boulevard, Ste. 900 Kansas City, MO 64108 816-283-7061

REGION VIII

CO, MT, ND, SD, UT, WY Denver Federal Center, Bldg. 710, Box 25267 Denver, CO 80225 303-235-4800

REGION IX

AZ, CA, HI, NV, American Samoa, Guam, Marshall Islands and Northern Mariana Islands 1111 Broadway, Suite 1200 Oakland, CA 94607 510-627-7100

REGION X

AK, ID, OR, WA Federal Regional Center 130 228th Street SW Bothell, WA 98021-9796 425-487-4600 City of Cottonwood, Arizona
City Council Agenda Communication



<u></u> Print

Meeting Date: September 15, 2015

Subject: Remote Tasting Room Liquor License Application for Winery

101.

Department: City Clerk

From: Marianne Jiménez, City Clerk

REQUESTED ACTION

Consideration of a Remote Tasting Room Liquor License Application for Winery 101.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve the Remote Tasting Room Liquor License Application submitted by Gavin R. Gallifant, applicant for Winery 101, for a tasting room located at 747 N. Main Street."

BACKGROUND

A Remote Tasting Room Liquor License Application was received from Gavin R. Gallifant, applicant for Winery 101, for the tasting room at the Manheim Gallery, located at 747 N. Main Street in Old Town.

JUSTIFICATION/BENEFITS/ISSUES

According to A.R.S. 4-205.04(F.) all Remote Tasting Room liquor license applications are required to be submitted to the local governing board for its recommendation prior to being submitted to the Arizona Department of Liquor.

COST/FUNDING SOURCE

There is no cost to the city for the approval of this application.

ATTACHMENTS:		
Name:	Description:	Type:
D 9-15- 15_Winery_101_Remote_Tasting_Room_LL.pdf	Winery 101 Remote Tasting Room Application	Cover Memo



SECTION 1 Ownership:

Arizona Department of Liquor Licenses and Control 800 W Washington 5th Floor Phoenix AZ 85007-2934 www.azliquor.gov (602) 542-5141

FOR DLLC USE ONLY
Event Date(s):
Event time start/end:
CSR:

FOR BUILD HOT ONLY

APPLICATION FOR REMOTE TASTING ROOM

Farm Winery: A.R.S. § 4-205.04(F) • Craft Distillery: A.R.S. § 4-205.10(D)

FINGERPRINT FEE: prices vary, card must be FBI-approved
APPLICATION FEE \$100 • ISSUANCE FEE: full year = \$200/half year = \$150

A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

1. Individual Owner/Agent's Name: Galltont GoVN Richard (must concurrently own a series 13, 18, 2W or 2D) Last First Middle 2. Owner Name: Galltont Galltont Cellor S (Exactly as it appears on Liquor License) 3. Business Name: Moera O (Exactly as it appears on the exterior of premises) 4. Business Location Address: All Many St Cotton was A 2 863 26 Yawa (Do not use PO Box) Street City State Zip County 5. Mailing Address: 9299 W. Olive Ave Stellor Food A 2 863 45 (All correspondence will be mailed to this address) Street City State Zip 6.a. Business Phone: (50) AT 9463 6.b. Daytime Phone: (402) 337-8121
7.a. Arizona Liquor License #: 3073018 7.b. Email Address Gavinegewre.com (must be a series 13, 18, 2W or 2D license)
SECTION 2 All questions must be answered:
Yes No 1. I verify that the attached diagram of the remote tasting room includes all exits, entrances, square footage, liquor storage and service areas. [farm winery: A.R.S. §4-205.04(F), craft distillery A.R.S. §4-205.10(D)]
Yes No 2. I verify that the location of the remote tasting room is within the incorporated limits of the city/town named in Section 1, question # 4.
Yes No 3. I verify that the location of this remote tasting room is not within 300 feet of a church or school building. [A.R.S. §4-207]

SECTION 2 - (continued) all questions must be answered:
Yes No 4. I understand that the owner or agent for this remote tasting room must be a bona fide resident of Arizona and that the following documents must be completed and attached to this application:
Yes No - owner/agent's valid Title 4 (Arizona liquor law) training Certificate of Completion, Yes No - owner/agent's completed questionnaire Yes No - owner/agent's fingerprint card and fee [A.R.S. §4-202(A)]
Yes No 5. I have assigned a manager to oversee the day-to-day operations at the location identified in Section 1 above. The following documents are attached to this application:
 Yes No - manager's valid Title 4 (Arizona liquor law) training Certificate of Completion, Yes No - manager's completed questionnaire Yes No - manager's fingerprint card and fee [A.R.S. §4-202(C)]
Yes No 6. I have read and am familiar with Arizona liquor laws and my responsibilities as they relate to operating a remote tasting room. [farm winery: A.R.S. §4-205.04, craft distillery A.R.S. §4-205.10]
Yes No 7. I verify that this remote tasting room will not be used for storage of in-bond product. This premise is for retail sales only.
Yes No 8. I understand that the renewal application and fees for this license will be due at the same time as the license identified in Section 1, question # 7.a
Yes No 9. I understand annual reporting to the Arizona Department of Liquor is required for the total sales from liquor produced at a location other than the license identified in Section 1, question # 7.a [farm winery: A.R.S. §4-205.04(C)(5), craft distillery A.R.S. §4-205.10(D)(1)]
SECTION 3 For out-of-state applicants only:
1.a. Federal ATF Permit #: 1.b. State License #: (series 2D or 2W license series only)

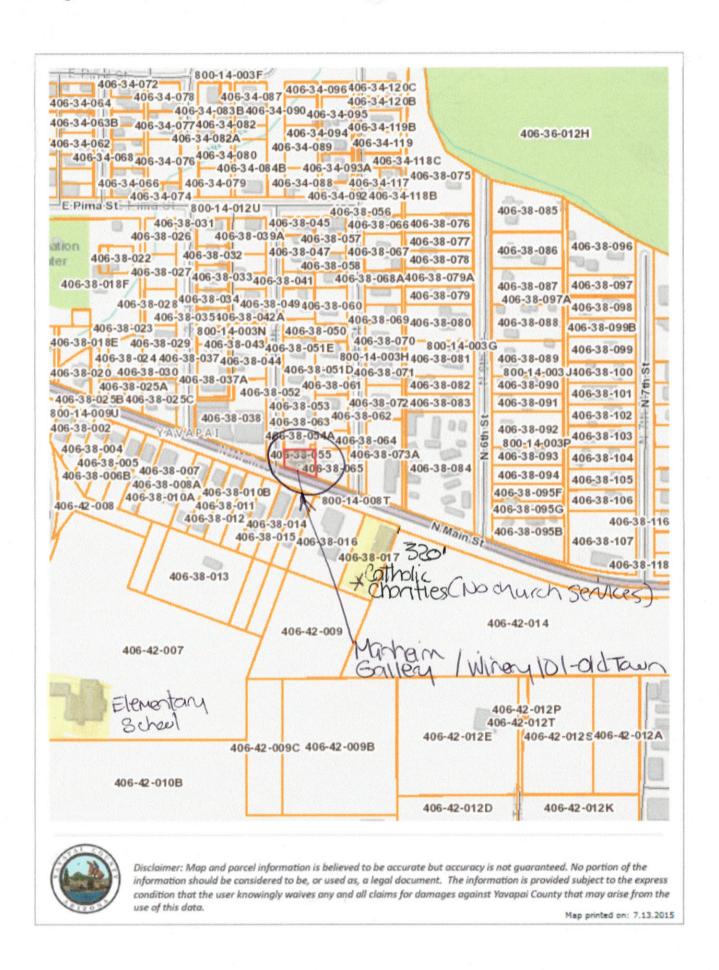
IMPORTANT NOTE TO APPLICANT: Only complete applications will be processed. A complete application includes approval from the Board of Supervisors, City Council or Designate of the city, town or municipality named in Section 1, question #4. Include and all required documents when submitting your application. The local government's recommendation is binding on the Department of Liquor.

[farm winery: A.R.S. § 4-205.04(F)(2)(B), craft distillery A.R.S. § 4-205.10(D)(2)(b)]

SECTION 4	Diagram	of	Premises:
-----------	---------	----	-----------

In this diagram, please show only the area where liquor will be sold, served, consumed, dispensed, possessed and/or stored. It must show all entrances, exits, interior walls, bar areas and bar stools, hi-tops, dining tables and chairs, kitchen, dance floor, stage, game rooms, restrooms, etc. Do no include parking lots, living quarters. If a legible copy of a rendering or drawing of your premises is attached to this application, please write the words "diagram attached" in the box provided below.

See attached diagram	N↑
	/



Signature, affestation, and notary:	
cad this application, the contents, and attest that a cense status, other than "active" on the series 13, 18 is immediate suspension of the remote testing room JENNA MARIE COFFEY Notary Public, State of Arizona Maricopa County My Commission Expires February 11, 2018	sill statements are true, correct and complete. I acknowledge that a 8, 2W or 2D license identified in Section 1, question # 7.a. will result in a license. NOTARY Section 1 Section 2 Section 3 Section 4 Section 4 Section 6 Section 6 Section 7 Section 7 Section 8 Section 8 Section 8 Section 9 Sectio
1 1	signature of NOTARY PUBLIC
For Lo	ocal Government Use Only
For this remote fasting room application, the loc	cal government where the business will operate recommends:
☐ APPROVAL ☐ DISA	PPROVAL NO RECOMMENDATION
	Date:
printed name	
Authorized Claughura	Title Agency
Authorized Signature	
Direct daytime phone #:	Direct email address:
[farm winery: A.R.S. §4-205	5.04(F)(2)(B), craft distillery A.R.S. §4-205.10(D)(2)(b)]
For Der	partment of Liquor Use Only
Date payment received:	CSR Name:
\square Application Fee \square Site In	nspection Fee Fingerprint Fee Issuance Fee
Investigating Officer:	Date of Inspection:
Investigation Approval Disapproval	Director's signature, disapproval only
Pending application review by:	Date:
☐ Issue license ☐ Do no	t issue license

A.R.S. § 41-1030. <u>Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice</u>

- B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.
- D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.
- E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION, A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.
 - F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.

City of Cottonwood, Arizona
City Council Agenda Communication



<u></u> Print

Meeting Date: September 15, 2015

Subject: Application for Temporary Extension of Premises Permit for the

Main Stage.

Department: City Clerk

From: Marianne Jimenez, City Clerk

REQUESTED ACTION

Council consideration of recommending approval or denial of an application for a Temporary Extension of Premises Permit submitted by Donald Riffel, licensee for the Main Stage located at 1 S. Main Street.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to recommend approval of the Application for Temporary Extension of Premises Permit submitted by Donald Riffel, licensee for Main Stage located at 1 S. Main Street for an event scheduled for September 18 & 19, 2015."

BACKGROUND

An Application for a Temporary Extension of Premises/Patio Permit was received from Donald Riffel, licensee for Main Stage located at 1 S. Main Street to extend the liquor serving area of the building to the parking lot for the Thunder Valley Rally event scheduled for September 18 & 19, 2015.

JUSTIFICATION/BENEFITS/ISSUES

All applications for Extension of Premises Permits that are submitted to the Arizona Department of Liquor Licenses & Control (ADLLC) for establishments located within the City of Cottonwood are presented to the Council for its recommendation of approval or denial of the application. The Council's recommendation is taken into consideration by the ADLLC prior to their final approval of the application.

COST/FUNDING SOURCE

N/A

ATTACHMENTS:		
Name:	Description:	Type:
□ 9-1-15 Main Stage.pdf	Main Stage LLA	Cover Memo



Arizona Department of Liquor Licenses and Control 800 W Washington 5th Floor Phoenix, AZ 85007-2934 www.azliquor.gov (602) 542-5141

FOR DLLC USE OF	NLY
CSR:	
Log#:	

APPLICATION FOR EXTENSION OF PREMISES/PATIO PERMIT

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR

Temporary ch	nange for date(s) of: _	9,18,15through	n 9/19/15/list sp.	ecific purpose for cho	ange:
	age will ex				
1. Licensee's Nan	1) ((-)	Donal	d	J. ligar	N 12000
2. Mailing addres	Ctroot .	to Ln First	Sedona	Middle 2 State	8(35) Zip Code
 Business Name Business Addre 	Main S	ain st	Cottonuc	od AZ	86326
5. Email Address:	Street ()	nsn.con	City	State	Zip Code
6. Business Phone	Coanla	02-3460	Contact Phone	Number 928	254-1632
7. Is extension of p	premises/patio compl No If no, wh		d completion date?		
8. Do you undersi	tand Arizona Liquor Lo	ws and Regulation	ns?		
9. Does this exten	nsion bring your premi	es within 300 feet o	of a church or school	ŝ	
10. Have you rece Yes 🗖 No	ived approved Liquo	· Law Training?			
11. What security p	orecautions will be tak	en to prevent liquo	or violations in the ex	tended area? NIX 9/18-	9/19
12. IMPORTANT: At	tach the revised floor	plan, clearly depic	cting your licensed pr	emise, along with the	new extended area

be requested. Barrier exe unique to a licensed pre	emptions are granted based mise. List specific reasons for	on public safety, pedestrian tr exemption:	affic, and other factors
☐ Approval ☐ Disapprova	by:	•	Date:/
Print Full Name) Donald Controlling Person		nereby declare that I am a CC	DNTROLLING PERSON/ AGEI
	DIONNE MORRIS Notary Public - Arizona Yavapai County	State of ARMAN Contract the foregoing instrument O of Day AMAL	, .
After completion, and before si Board of Supervisors, City Coun on the Department of Liquor.	cil or Designate for their rec	nt of Liquor, please take this commendation. This recommendation of Supervisors, City C	endation is not binding
Authorized Signature	Title	Agency	Date
Investigation Recommendation:	□ Approval □ Disapproval	by:	Date://
Director Signature required for Dis			

SITE DEVELOPMENT PLAN



City of Cottonwood, Arizona
City Council Agenda Communication



■ Print

Meeting Date: September 15, 2015

Subject: Focus on Success II FiveYear Economic Development

Strategic Plan

Department: City Clerk

From: Casey Rooney, Cottonwood Economic Development

REQUESTED ACTION

Discussion, consideration, and approval of Focus on Success Five Year Economic Development Strategic Plan

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve the proposed Focus on Success II Five Year Economic Development Strategic Plan for the City of Cottonwood."

BACKGROUND

We recently completed our first Five year Focus On Success Economic Development plan which began in 2009. This is our second five year plan. We have been working on this for the past 8 months. We have new focus areas and we are requesting final approval of our new plan.

JUSTIFICATION/BENEFITS/ISSUES

The last five year plan was completed. It is now time to move forward with a new five year economic development plan with a new focus on arts and entertainment; recreation and tourism; agribusiness; healthcare; biomedicine; manufacturing; and transportation/logistics.

COST/FUNDING SOURCE

The cost of developing the new plan was shared by the City and APS.

ATTACHMENTS:		
Name:	Description:	Type:
D 9-15- 15 Focus on Success II final.pdf	Focus on Success II Final Plan	Cover Memo
D		



2015

Cottonwood Focus on Success II Economic Development Strategic Plan

SPONSORED BY



Cottonwood Focus on Success Economic Development Strategic Plan

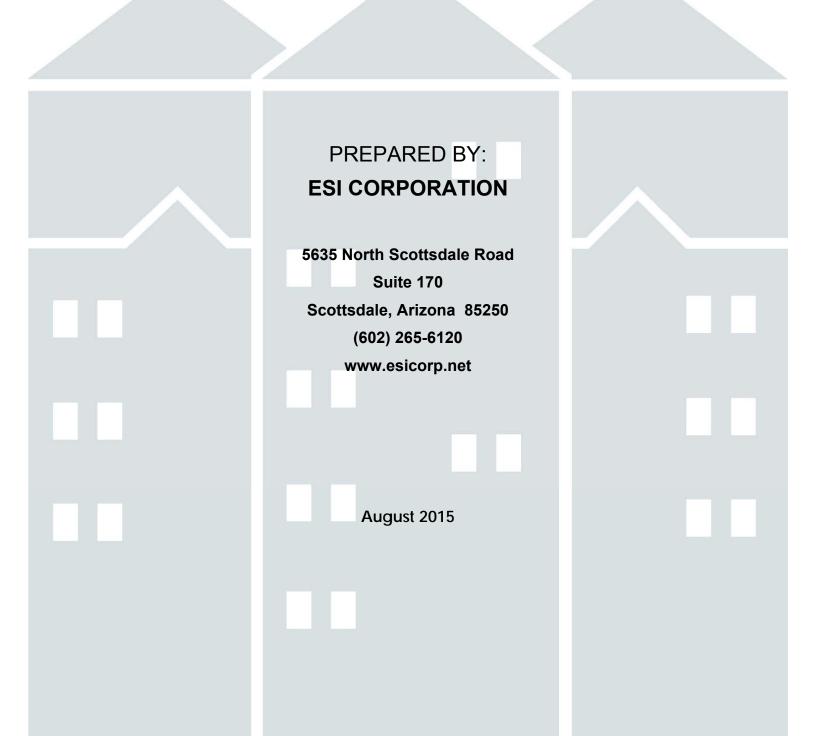


Table of Contents

Acronyms and Abbreviations	iii
Acknowledgements	iv
1. Executive Summary	
Planning Process Overview	
Key Findings	2
Economic Vision	3
The Strategy	3
2. Economic Landscape	6
Background	6
Population Growth and Demographics	6
Age and Ethnicity	7
Income	10
Educational Attainment	11
Labor Force and Employment	12
3. Competitive Assessment	19
Human Resources	20
Finance	22
Infrastructure	23
Access to Markets	24
Quality of Life	24
Business Climate	25
4. Industry Cluster Driven Approach	26
Methodology	26
Analysis Findings	28
Cluster Targets	29
Cluster Occupations and Workforce Development	Alignment30
5. Strategic Plan	32
Potential Opportunities	32
Economic Development Plan	
Appendix A – City of Cottonwood SWOT Assessment	
Annendix B - Industry Cluster Analysis	R-1

City of Cottonwood

Economic Development Strategic Plan

List of Tables	
Table 1 - Key Initiatives and Goals	4
Table 2 - Population and Projections, CAGR	6
Table 3 - Population by Race and Ethnicity, City of Cottonwood and Verde Village CDP, 2010	<u>S</u>
Table 4 - Household Income, 2010	10
Table 5 - Civilian Labor Force, Population 16 Years and Older	12
Table 6 - Employment by Industry, Cottonwood and Verde Village, 2010	13
Table 7 - Median Earnings by Industry for Cottonwood, Yavapai County and Arizona	16
Table 8 - Cottonwood and Verde Village Worker Inflow Outflow Characteristics, 2011	17
Table 9 - Cottonwood Location of Employment/ Residence, 2011	18
Table 10 - Arizona's Instrument to Measure Standards (AIMS) Results Fiscal Year 2014	21
Table 11 - Distance to Major Metropolitan Markets	24
Table 12 - Cottonwood Region Industry Cluster Average Wage and Employment Growth	29
Table 13 - Cottonwood Target Cluster Occupations	31
List of Figures	
Figure 1 - City of Cottonwood, Verde Village CDP and Yavapai County	7
Figure 2 - Median Age City of Cottonwood, Verde Village CDP and Yavapai County (2010)	
Figure 3 - City of Cottonwood and Verde Village CDP Age Breakdown (2010)	
Figure 4 - Race and Ethnicity Trend within the Cottonwood Region	
Figure 5 - Median Household Income Growth, 2000-2010	
Figure 6 - Highest Level of Educational Attainment	11
Figure 7 - Unemployment Rates, 2000-2011	
Figure 8 - Employment by Industry, Cottonwood/Verde Village, Yavapai County and Arizona, 2010	14
Figure 9 - Occupational Employment, 2010	15
Figure 10 - Cottonwood Worker Inflow-Outflow	
Figure 11 - Summary SWOT Assessment	19
Figure 12 – Industry Cluster Geography	
Figure 13 - Cottonwood Region Industry Concentration and LQ Growth (2008-2013)	28
Figure 14. Economic Development Initiatives and Coals	2.5

Acronyms and Abbreviations

ACA Arizona Commerce Authority

AIMS Arizona's Instrument to Measure Standards

BAC Business Assistance Center

BRE Business Retention and Expansion
CAGR Compound Annual Growth Rate

CDP Census Designated Place

CTE Career Technical Education

FTZ Foreign Trade Zone

GPEC Greater Phoenix Economic Council

LEHD Longitudinal Employment and Household Dynamics

LQ Location Quotient

MSA Metropolitan Statistical Area
MUHS Mingus Union High School

NAICS North America Industrial Classification System

QCEW Quarterly Covered Employment and Wages

SBA Small Business Administration

SBDC Small Business Development Center

SCORE Service Corps of Retired Executives

SWOT Strength, Weaknesses, Opportunities and Threats

TAC Technical Advisory Committee

VACTE Valley Academy for Career Technology Education

Acknowledgements

Arizona Public Service and ESI Corporation would like to acknowledge and thank the people and organizations who contributed to this planning process effort.

Technical Advisory Committee

Name	Representing	Name	Representing
Kyla Allen	City of Cottonwood	Kelsey Melvin	Local First
Doug Bartosh	City of Cottonwood	Berrin Nejad	City of Cottonwood
David Bentler	APS	Kelly Patton	APS
Jackie Bessler	Yavapai Broadcasting	James Perey	Yavapai College
Elaine Bremner	Verde Valley Senior Center	Dan Peterson	Villa East Development
Juliana Brutsche	Arizona Culture	Rudy Rodriquez	City of Cottonwood
Linda Buchanan	Yavapai College	Casey Rooney	City of Cottonwood
Darla Deville	APS	Karl Schloeman	Faith Lutheran Church
Michelle Dube	KPPV Radio	Morgan Scott	City of Cottonwood
Andy Groseta	Groseta Ranches	Lori Simmons	Chase Bank
Norela Harrington	NAMA	Tania Simms	Verde Valley Habitat for Humanity
Kurt Haskell	Yavapai County SBDC, Yavapai College	Paul Tighe	Mingus Union high School District
Linda Henrickson	APS	Lana Tolleson	Cottonwood Chamber of Commerce
Meg Jamison	Local First	Mark Tufte	Country Bank
Diane Joens	City of Cottonwood	Barbara U'Ren	Cottonwood Oak Creek School District
Bill Jump	Out of Africa	Keith Watkins	Arizona Commerce Authority
Mitch Levy	Cottonwood Old Town Association	Tricia Winters	Cottonwood Oak Creek School District
Trista MacVittie	Northern Arizona Healthcare-VVMC	Mike Wise	Realtor/developer
Matt Meierbachtol	APS	Alex Wright	Yavapai County REDC

Stakeholder Interviews

Name	Representing
Susan Beach	Verde River Nature Organization
Barbara Dember	Verde Valley Medical Center
Gary Eliseo	Competition Machine
Ralph Fobair	Mingus High School, CTE
Norela Harrington	Bent River and Northern Arizona Manufacturing Association
Mitch Levy	Burning Tree Cellars
Barb Predmore	Alcantara
Tom Schumacher	Yavapai College and Entrepreneur
Lana Tolleson	Cottonwood Chamber of Commerce
Paula Woolsey	Revelation Wines
Alex Wright	Regional Economic Development Center
	Cottonwood City Council Members
Diane Joens	Mayor
Karen Pfeifer	Vice-Mayor
Jesse Dowling	Councilmember
Tim Elinski	Councilmember
Randy Garrison	Councilmember
Terrence Pratt	Councilmember



This report was sponsored by Arizona Public Service to assist communities in understanding the economy of their region and help them develop a strategic plan that fits their circumstances.

Prepared by ESI Corp



Real Estate and Economic Development Counselors Since 1990

1. EXECUTIVE SUMMARY

Cottonwood's first economic development plan was prepared in 2009 and included a strategic focus on tourism and agribusiness. Over this 6 year timeframe, the City has been successful in creating jobs in these two sectors. Community leaders want to expand upon their success and in addition to these two sectors, there is a strong desire to enhance the economy through the creation of jobs in higher wage industries. This new economic development plan for the City of Cottonwood spans over a 5-year time horizon and is anchored by the community's vision and designed around six key initiatives with overarching goals and strategies. As a part of this plan, industry clusters have been identified that have the greatest potential to improve the economic performance of the region. This more robust plan is a bold new step for the City and will require augmentation of staff and financial resources in order to achieve success.

Planning Process Overview

The Economic Development Plan process included extensive input from city staff, council members and stakeholders. A Technical Advisory Team was created consisting of both public and private sector representatives to provide strategic input to the plan. This Team met several times to discuss the future of Cottonwood, agree upon an economic vision, identify the community's opportunities and constraints, and provide feedback on the plan. Independent research was also conducted to assess Cottonwood's strengths to support and sustain economic development and identify any challenges that may need to be overcome. The culmination of this inclusive process was the creation of this Strategic Plan.



Key Findings

Sociodemographics

An examination of the socio-economic characteristics of Cottonwood and Verde Village CDP was prepared and compared to Yavapai County. Like much of the state during the Great Recession, the population growth of Cottonwood, the CDP and Yavapai County slowed down between the years 2000 and 2010. Cottonwood experienced a 2.1 percent compounded annual growth rate from 2000 to 2010, which is slightly below Yavapai County at 2.3 percent. Population projections provided by the demographer's office of the State of Arizona shows that population growth over the next two decades for both Cottonwood and the CDP are expected to lag the County.

The median age of Cottonwood residents is 46.2 which is lower than Yavapai County at 49.2 years of age, but higher than Verde Village CDP at 42.4 years of age. When it comes to median income and educational attainment, Cottonwood falls behind the CDP with a median income of \$35,870 and 17 percent of its population earning a Bachelor's Degree or higher, compared to the CDP at \$44,223 and 18 percent with a Bachelor's Degree or higher. Both areas lag Yavapai County who has a median household income of \$50,256 and 24 percent of the population achieving a Bachelor's degree or higher.

There are some variations when it comes to industry employment between Cottonwood and the CDP. Cottonwood has a higher concentration of jobs in Arts, Entertainment and Accommodations (26%) and Retail Trade (18%) compared to the CDP with 14 percent and 12 percent respectively. The highest concentration of employment within the CDP's is in Education and Healthcare with 21 percent. The combined workforce employed in Manufacturing is 5 percent compared to Yavapai County at 6 percent and the State at 8 percent.

Workforce Development

Based on the 2014 AIMS test scores, Cottonwood's K-12 school system is producing students who are performing at a higher rate than the state as a whole. Resident at MUHS campus is the Valley Academy for Career Technology Education (VACTE) which offers career and technical education in 10 different program areas. This bodes well for the region's future labor force and pathways to higher education. Yavapai College offers 6 Associate Degrees and 26 Associate of Applied Science Degrees. In addition they offer 65 certification programs which range from accounting assistant to viticulture. Many of these degree and certificate programs can be completed on line.

Market Accessibility

The City of Cottonwood is located in eastern Yavapai County at the intersection of two state highways: State Route 260 and State Route 89A, and with good proximity to I-17, which will improve after the completion of the SR 260 expansion project. Access to the Phoenix metropolitan region is from SR 260 and I-17, about 100 miles to the south.

Planning Process

The planning process for the development of this strategic plan identified several opportunities for the community to embrace, as well as challenges that need to be overcome. Below is a summary of the Strength, Weaknesses, Opportunities and Threats (SWOT) assessment that was prepared. The complete SWOT analysis is included in the Appendix.

SWOT Summary

Strengths

- Cottonwood is the Commercial Hub of the Verde Valley
- Yavapai College
- Verde Valley Medical Center
- Proximity to Sedona and I-17
- Reputation as a wine destination with a growing culinary scene
- Cottonwood has a sense of community, family values, moderate climate, and outdoor recreation
- Conservation focused and forward thinking

Weakness

- Lack of exposure to markets outside of Arizona
- Shortage of industial buildings and fully improved sites
- Inadequte resources devoted to economic development
- Indequate broadband
- Lack of water and sewer along SR260 to service future economic development
- Lack of economic diversity with too many low wage jobs
- The existence of a very small manufacturing sector and few support industries to service this sector

Opportunities

- Attract clean light industry
 Implement a manufacturing supply chain strategy
- Grow the visitor market by promoting Eco and Agri-Tourism
- Establish a business incubator that has 3D printers for entrepreneurs and inventors
- Create a culinary program at the Verde Valley campus of Yavapai College
- Develop marketing outreach aimed at industry targets and geographic market
- Tie education and workforce development programs to business/industry targets

Threats

- Perception of water shortage
- Intense competition locally, regionally and nationally
- Concentration and growth of social services in Cottonwood
- Exodus of young adults who can't find a job locally
- Retiring Baby Boomers will be leaving the workforce, which will leave a void in the job market
- Increasing traffic congestion on SR 260/89A
- Growth for the sake of growth, while ignoring smart growth.

Economic Vision

The economic vision for Cottonwood is based on the values and the fundamental principles that the community holds. Input from elected officials and stakeholders, including the TAC, share a vision of people employed in good jobs and earning a competitive and sustainable income. They believe that the quality of life is crucial to a healthy and vibrant economy and that business will prosper in their unique setting. Their shared economic vision of the future serves as the foundation for this strategic plan.

Cottonwood is the vibrant commercial trade center of the Verde Valley. It has a thriving and sustainable economy with an abundance of high paying jobs that foster the attraction and retention of talent. Its superior quality of life, ambiance of Old Town, ample outdoor attractions, and a focus on resource conservation sets Cottonwood apart, which adds to its uniqueness and authenticity as a highly desirable business location.

The Strategy

The City of Cottonwood and its stakeholder partners have carved out an enviable niche as a one of the top wine destinations in Arizona. This distinction has fostered the rebirth of Old Town and enhanced the culinary scene within the City. Over the last 10 years job creation has been robust within agriculture, arts and entertainment, and retail trade. However, in spite of Cottonwood's desirable location within the Verde Valley, the City has been unable to leverage its location and key attributes to attract/create higher wage jobs. Developing job growth through the attraction of industry clusters is a focus of this strategy. While agritourism and arts and entertainment are still important to the City's economy and will remain a focus of the plan, an enhanced economic development strategy is needed in order to fulfill the economic vision.

The industry clusters identified for Cottonwood that have high potential for growth, that will foster diverse job creation, and complement the city's strengths include:

- Arts, Entertainment, Recreation and Visitor Industries
- Agribusiness
- Healthcare and Biomedical
- Manufacturing
- Transportation and Logistics

In addition to industry recruitment, there is a focus on stimulating entrepreneurship and growing small and local business. This strategy will also have a positive impact on the economy by helping to create jobs, and increase the volume and velocity of income to generate wealth within the City.

To accomplish the goals set out in this plan, the City of Cottonwood will need to build organizational capacity for economic development by developing internal resources and tools that are necessary to successfully implement the Focus on Success Plan. This includes adding one full time economic development staff to assist in research, BRE, and prospect handling. Developing and maintaining an online database of sites and buildings is essential in order to meet the needs of developers and companies seeking a location.

The economic development strategy is designed around six key initiatives and overarching goals as noted in Table 1. These major initiatives build on the City's economic strengths to ensure long-term vitality and quality of life.

	Table 1 - Key Initiatives and Goals
Initiative	Goal
Business Development	Diversify the economy and provide greater job opportunities for Cottonwood residents.
Small Business and Entrepreneurship	Generate job growth through assistance to small business and aspiring entrepreneurs.
Tourism	Establish Cottonwood as a premier tourist destination.
Community Planning and Development	Provide the basic framework for a healthy and sustainable community.
Education and Workforce	Create a first class workforce that provides existing and future business with a "job ready" employment base.
Marketing and Promotion	Position Cottonwood as a business location.

Achieving the goals of the strategic plan requires an equal focus on job growth, product improvement and marketing and promotion. Implementation of the strategy will:

- Generate robust job growth within industry clusters by maximizing the assets that Cottonwood has:
- ▶ Promote job creation and revenue generation of small business and local entrepreneurs;
- Guide investment in infrastructure and other capital projects to stimulate private sector development and job growth;
- ▶ Align workforce development with industry needs; and
- ▶ Develop the marketing tools to effectively reach its target audience.

The strategies under each initiative are prioritized as short term (1-2 years) or long term (3-5 years), which will help direct the City and its stakeholder partners in the allocation of resources.

2. ECONOMIC LANDSCAPE

Background

In 2009 an economic development plan was prepared for the City of Cottonwood, which included an economic base analysis that illustrated economic and social characteristics of Cottonwood and the Verde Village Census Designated Place (CDP). These two areas define the Cottonwood region. This new economic development plan also showcases the growth of the region and compares important characteristics against Yavapai County.

Data provided within this chapter comes from a variety of sources including the decennial U.S. Census, the American Community Survey (ACS), and the Arizona Department of Administration Demographers Office. The ACS data presented in this report comes from the 2009-13 five year estimates. It is not a census of the population, but rather an average of data over the five year period in which the survey data was gathered. Like any survey, the ACS data has sampling error that includes a margin of error. Given that the data is an average of the five years, it is not recommended that you use the ACS data in a time series for comparison purposes. However, to accommodate the request of community representatives to present "more current data", in some cases the ACS is presented alongside the U.S. Census data.

Population Growth and Demographics

Like much of the state during the Great Recession, the population growth of Cottonwood, the CDP and Yavapai County slowed down between the years 2000 and 2010 with an annualized growth rate of 2.1 percent, compared to 3.5 percent during the prior decade. Future projections provided by the State of Arizona shows that population growth over the next two decades for both Cottonwood and the CDP are expected to lag the County.

Table 2 - Population and Projections, CAGR								
	City of Cottonwood Verde Village CDP Yavapai County							
Year	Population	CAGR ¹	Population	CAGR	Population	CAGR		
1990	6,501	-	6,489	-	107,717	-		
2000	9,179	3.5%	10,610	5.0%	167,517	4.5%		
2010	11,265	2.1%	11,605	0.9%	210,899	2.3%		
2020	12,718	1.2%	13,223	1.3%	247,911	1.6%		
2030	14,351	1.2%	14,922	1.2%	289,381	1.6%		

Source: U.S. Census Bureau, Arizona Department of Administration, Employment and Population Statistics

Figure 1 illustrates that the annualized growth rate and projections over a 30 year time horizon for all three geographies. All three regions show a modest increase in population, with the County as a whole projected to have the fastest growth rate compared to Cottonwood and the Verde Village CDP.

¹Compound Annual Growth Rate

6.0% 5.0% 5.0% 4.5% 4.0% 3.5% 3.0% 2.3% 2.0% 1.6% 1.6% 1.3% 1.2% 0.9% 1.2% 1.0% 1.2% 0.0% 2000 2010 2020 2030 Cottonwood Verde Village CDP Yavapai County

Figure 1 - City of Cottonwood, Verde Village CDP and Yavapai County Compound Annualized Growth Rate and Projections, 2000-2030

Source: U.S. Census Bureau, Arizona Department of Administration, Employment and Population Statistics

Age and Ethnicity

Based on the 2013 ACS, the median age of Cottonwood residents is 48.8 which is lower than Yavapai County at 50.1 years of age, but higher than Verde Village CDP at 42.1 years of age. The age of the population over time has been increasing for all three regions with Cottonwood increasing at a more rapid rate. For comparison, the median age in Arizona for 2010 is 35.9.

Median Age

48.8

42.1

42.1

42.4

42.1

44.5

Cottonwood

Verde Village

Yavapai County

2000

2010

2013

Figure 2 - Median Age City of Cottonwood, Verde Village CDP and Yavapai County

Source: US Census 2000 and 2010, ACS 2013

An analysis of the region's population by age and gender is useful to planners and employers. When comparing Cottonwood to the Verde Village CDP, Cottonwood has a greater percentage of people age 60 and older than Verde Village, with Verde Village having a larger percentage of teenagers and children. Overall the combined region's population within their prime working years of 25 to 54 is represented by 36 percent of the population.

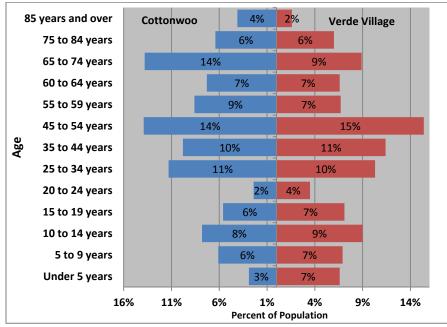


Figure 3 - City of Cottonwood and Verde Village CDP Age Breakdown

Source: ACS 2009-13

The race and ethnic composition of Cottonwood region is largely white. Table 3 provides a detailed breakdown of population by race, including an estimate of Hispanic or Latino ethnicity. Nearly 33 percent of Cottonwood residents identify themselves of Hispanic origin compared to 23 percent for Verde Village.

Table 3 - Population by Race and Ethnicity, City of Cottonwood and Verde Village CDP							
	Cottonwood		Verde Village CDP				
Race	Count	%	Count	%			
Total	11,266	100.0%	12,785	100.0%			
White	9,742	86.5%	11,687	91.4%			
Black or African American	262	2.3%	107	0.8%			
American Indian/Alaskan Native	762	6.8%	303	2.4%			
Asian	209	1.9%	154	1.2%			
Hawaiian/Pacific Islander	93	0.8%	9	0.1%			
Some Other Race	1,112	9.9%	644	5.0%			
Ethnicity							
Hispanic or Latino (of any race)	3,690	31.5%	2,512	23.0%			

Source: ACS 2009-13

When examining US Census data over the last three decades, most categories with the exception of white have grown since 1990, making it evident that the population in this area is becoming more diverse. The greatest increase has been with those identifying themselves as "some other race." In 2013 nearly 26 percent of the population within the region is of Hispanic or Latino ethnicity.

Cottonwood and Verde Village CDP Combined 100.0% 90.0% 80.0% 70.0% 60.0% 50.0% 40.0% 25.8% 30.0% 22.2% 15.7% 20.0% 8.6% 10.0% 0.0% 1990 2000 2010 2013 ■ American Indian/Alaskan Native ■ White ■ Black or African American Asian ■ Hawaiian/Pacific Islander Some Other Race ■ Hispanic or Latino

Figure 4 - Race and Ethnicity Trend within the Cottonwood Region

Source: US Census and ACS 2009-13

Income

Residents of Cottonwood have a median household income of \$35,870 compared to Verde Village at \$44,223, both of which lag Yavapai County with a median household income of \$50,256. When looking at higher income earners, the combined region shows that nearly 12 percent earn greater than \$100,000 which compares to 14 percent for the County and 19 percent for the state, as can be seen in Table 4.

Table 4 - Household Income, 2013								
	Cottony	<u>vood</u>	Yavapai County					
INCOME AND BENEFITS	S Households Percent Households Percen		Percent	Households	Percent			
Less than \$10,000	400	8.1%	501	10.3%	6,841	7.2%		
\$10,000 to \$14,999	497	10.1%	220	4.5%	6,421	6.3%		
\$15,000 to \$24,999	846	17.2%	480	9.9%	11,842	12.9%		
\$25,000 to \$34,999	700	14.2%	628	12.9%	11,768	13.2%		
\$35,000 to \$49,999	948	19.2%	839	17.3%	15,528	17.1%		
\$50,000 to \$74,999	566	11.5%	1,051	21.7%	17,471	19.0%		
\$75,000 to \$99,999	550	11.2%	482	9.9%	9,636	10.8%		
\$100,000 to \$149,999	263	5.3%	342	7.1%	7,512	8.6%		
\$150,000 to \$199,999	133	2.7%	260	5.4%	2,631	2.6%		
\$200,000 or more	27	0.5%	48	1.0%	1,699	2.3%		
Median household income	\$35,216		\$43,323		\$42,987			

Source: ACS 2008-13

Growth in the median household income over the last decade for both Cottonwood and Verde Village outpaced Yavapai County and Arizona. Cottonwood's median income increased 28 percent compared to the county overall at 23 percent.

30% \$60,000 28.3% \$50,000 25% 23.5% 23.2% \$40,000 20% \$30,000 15% \$42,987 \$34,901 \$43,324 \$35,075 \$20,000 \$40,558 10% \$10,000 5% \$0 0% Verde Village Yavapai County Arizona Cottonwood 2000 2013 % change

Figure 5 - Median Household Income Growth

Source: U.S. Census 2000 and ACS 2008-13

Educational Attainment

When comparing educational attainment between Cottonwood and Verde Village, residents in Verde Village have a greater percentage of people with a graduate degree. The percentage of people who have earned a Bachelor's Degree in Cottonwood is 12.5 percent compared to Verde Village at 10.6 percent. However, both fall behind the County with 15.6 percent of the population earning a Bachelor's Degree.

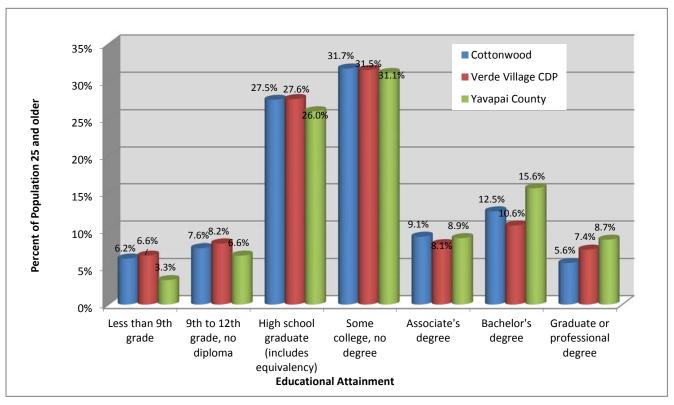


Figure 6 - Highest Level of Educational Attainment Cottonwood, Verde Village, and Yavapai

Source: ACS 2009-13

Labor Force and Employment

Much like the population, the labor force in Cottonwood has shown positive growth over the last 10 years, as shown in Table 5. Labor force growth in Cottonwood outpaced the growth of Yavapai County and the state of Arizona.

Table 5 - Civilian Labor Force, Population 16 Years and Older							
	2000	2010	CAGR				
Cottonwood	3,859	5,154	3.4%				
Yavapai County	71,714	93,517	3.0%				
Arizona	2366372	3,020,669	2.8%				

Source: ACS 2008-12, Census 2000 Summary File

When comparing the unemployment rate of Cottonwood against Yavapai County over the years 2000 to 2014, Cottonwood's rate was consistently higher than the County's during the first 8 years. However, by 2009 Cottonwood experienced employment gains at a faster pace than the County and the unemployment rate has been lower than the county's every year thereafter.

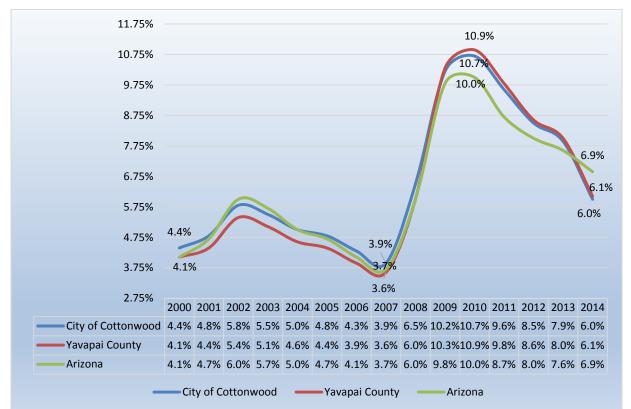


Figure 7 - Unemployment Rates, 2000-2014

Source: Arizona Workforce Informer

Employment by Industry

According to the ACS, there are a combined 10,018 people over the age of 16 living in Cottonwood and Verde Village that are employed. Their combined employment is highly concentrated in arts, entertainment and recreation (20%) followed by educational, health and social services (18%), retail trade (12%), and construction (10%). Professional services combined with finance, insurance and real estate represents 17 percent of all jobs, as depicted in Table 6.

Table 6 - Employment by Industry, Cottonwood and Verde Village						
			Verde '	∕illage		
	Cotton	wood	CDP		Combined	
	Total	%	Total	%	Total	%
Civilian employed population 16 years & over	4,424	100%	5,594	100%	10,018	100%
Agr, forestry, fishing & hunting, & mining	114	3%	41	1%	155	2%
Construction	348	8%	646	12%	994	10%
Manufacturing	92	2%	344	6%	436	4%
Wholesale trade	34	1%	139	2%	173	2%
Retail trade	563	13%	659	12%	1,222	12%
Transportation & warehousing, & utilities	75	2%	196	4%	271	3%
Information	22	0%	77	1%	99	1%
Finance & insurance, & real estate & rental & leasing	437	10%	491	9%	928	9%
Prof, scientific, & mangt, & admin & waste mangt svcs	487	11%	326	6%	813	8%
Educational services, & health care & social assistance	668	15%	1,112	20%	1,780	18%
Arts, entertainment, & recreation, & accom & food svcs	1,225	28%	734	13%	1,959	20%
Other services, except public administration	255	6%	416	7%	671	7%
Public administration	104	2%	413	7%	517	5%

Source: ACS 2008-12

When comparing the mix of employment to the county and state (Figure 8), Cottonwood and Verde Village residents have a higher concentration of employment in arts and entertainment, finance and insurance, and construction than Yavapai County. The region lags the county and state in manufacturing, information, educational and healthcare jobs.

Employment by Industry Agr, forestry, fishing & hunting, & mining 10% Construction 7% Manufacturing Wholesale trade **Retail trade** Transportation & warehousing, & utilities Information Finance & insurance, & real estate & rental & leasing 6% Prof, scientific, & mangt, & admin & waste mangt svcs 12% 18% Educational services, & health care & social assistance 24% 22% 20% Arts, entertainment, & recreation, & accommodation & food svcs 11% 7% 6% Other services, except public administration 5% 5% 6% **Public administration** 0% 5% 10% 15% 20% 25% ■ Cottonwood and CDP ■ Yavapai County

Figure 8 - Employment by Industry, Cottonwood/Verde Village, Yavapai County and Arizona

Source: US Census, 2009-13 ACS

Employment by Occupation

The following chart shows the breakdown of Cottonwood and Verde Village resident occupations, compared to the county. Cottonwood has a greater percentage of its residents employed in service occupations (35.3%) and sales and office related occupations (29.0%) compared to Verde Village and Yavapai County. Cottonwood lags the other two regions in management and production related occupations.

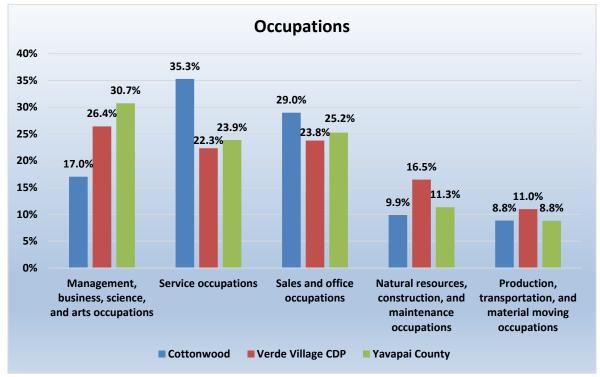


Figure 9 - Occupational Employment

Source: ACS 2009-13

Median earnings by industry in Cottonwood were compared to Yavapai County and the State of Arizona and presented in Table 7. The dataset is from the American Community Survey and represents one year estimates, which are subject to sampling variability. Based on this dataset, most industries in Arizona pay significantly higher wages when compared to Cottonwood and Yavapai County.

\$22,126 \$42,299

\$41,026

\$41,518

\$33,998

\$34,152

\$16,063

\$21,840

\$48,150

Economic Development Strategic Plan

Cottonwood Yavapai County Arizona \$31,141 Agr, forestry, fishing & hunting, & mining \$18,750 \$33,503 Construction \$37,772 \$29,707 \$32,198 Manufacturing \$28,750 \$44,935 \$47,699 Wholesale trade \$38,750 \$58,417 \$41,421

\$18,650

\$22,361

\$35,597

\$14,030

\$27,059

\$25,355

\$34,221

\$48,750

\$35,779

\$16,250

\$40,776

Table 7 - Median Earnings by Industry for Cottonwood, Yavapai County and Arizona

Arts, enter, & recreation, & accommodation & food svcs \$13,336 \$22,672

Other services, except public administration \$26,217 \$11,887

Public administration \$63,182 \$61,171

Median earnings for Information Industry for Cottonwood had too few samples to compute an estimate

Source: ACS 2009-13

Retail trade

Information

Transportation & warehousing, & utilities

Finance & insurance, & real estate & rental & leasing

Prof, scientific, & mangt, & admin & waste mangt svcs

Educational services, & health care & social assistance

Some of the lower wage industries in Cottonwood, such as arts and entertainment and retail trade are also the industries that Cottonwood has a higher employment concentration in.

Worker Inflow/Outflow

According to the U.S. Census, nearly three fourths of Cottonwood's and Verde Village's workforce out commute to jobs in other cities. The combined area of Cottonwood and Verde Village has a workforce of 8,493 people, of which 6,308 or 74.3 percent of the residents commute outside of the area to work. At the same time, 3,526 people commute into Cottonwood and Verde Village to work, while 2,185 both live and work in Cottonwood and the Verde Village. This inflow and outflow of the workforce is depicted in Figure 10.

August 2015 ESI Corp 16

-

¹ This figure comes from US Census LEHD Origin-Destination Employment Statistics, which will not match the figure provided in the US Census 2010 Employment by Industry data.

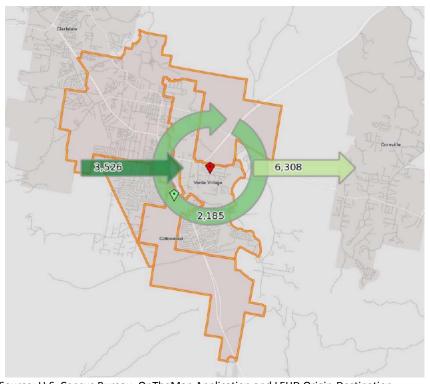


Figure 10 - Cottonwood Worker Inflow-Outflow

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011).

When examining the characteristics of worker inflow and outflow (Table 8), a greater percentage of residents out commute to goods producing jobs and a greater percentage of internal jobs are filled by outside workers in the trade, transportation and utilities industry. An equal number of people flow into, out of and within the study area are earning more than \$3,333 a month.

Table 8 - Cottonwood and Verde Village Worker Inflow Outflow Characteristics, 2011						
		Internal Jobs	Internal Jobs			
	External Jobs	filled by Outside	Filled by			
	Filled by Residents	Workers	Residents			
External Jobs Filled by Residents	6,308	3,526	2,185			
Workers Aged 29 or younger	22.3%	21.2%	23.0%			
Workers Aged 30 to 54	53.3%	49.9%	52.1%			
Workers Aged 55 or older	24.4%	28.8%	24.9%			
Workers Earning \$1,250 per month or less	28.8%	33.7%	36.4%			
Workers Earning \$1,251 to \$3,333 per month	47.7%	42.4%	40.2%			
Workers Earning More than \$3,333 per month	23.5%	23.9%	23.4%			
Workers in the "Goods Producing" Industry Class	10.9%	7.9%	9.7%			
Workers in the "Trade, Transportation, and Utilities"	20.6%	28.9%	15.7%			
Workers in the "All Other Services"	68.5%	63.2%	74.6%			

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics

When it comes to what city Cottonwood/Verde Village residents work in, a closer examinations shows that nearly 23 percent of the residents work in Cottonwood, followed by 15 percent in Phoenix while 10.6 percent commute to Sedona (Table 9).

Table 9 - Cottonwood Location of Employment/ Residence, 2011							
	Workers Living in the Study Area		Workers Employe	ed in the Study Area			
	Count	Percent	Count	Percent			
Total Count	8,493	100.0%	5,711	100.0%			
Cottonwood	1,915	22.5%	1,087	19.0%			
Phoenix	1,250	14.7%	188	3.3%			
Sedona	901	10.6%	151	2.6%			
Flagstaff	719	8.5%	172	3.0%			
Prescott	483	5.7%					
Camp Verde	338	4.0%	239	4.2%			
Verde Village CDP	270	3.2%	1,098	19.2%			
Scottsdale	257	3.0%					
Prescott Valley	223	2.6%	249	4.4%			
Tempe	150	1.8%					
Cornville			203	3.6%			
Clarkdale			164	2.9%			
Lake Montezuma CDP			99	1.7%			
All Other Locations	1,987	23.4%	2,061	36.1%			

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics

At the same time Cottonwood and Verde Village imports workforce from other cities to fill the demand by area employers. Most of the in-commuters come from Prescott Valley (4.4%), Camp Verde (4.2%) and Cornville (3.6%). Finally, 2,185 people, representing 25.7 percent of the workforce, both live and work in Cottonwood/Verde Village.

3. COMPETITIVE ASSESSMENT

There are several building blocks or foundations that support and sustain economic development, which have a major impact on the community's competitiveness. These economic foundations provide distinctive competitive advantages for targeted industry, and include the following:

- **Human Resources:** Developing and sustaining the workforce skills needed for competitiveness (preparation, advancement, skills enhancement).
- **Finance:** Providing the continuum of capital needed to form and expand companies (initiation, expansion, and restructuring).
- Infrastructure: Access to land; funding sewer/water; Cost-effective development (Initiation, Expansion, and Restructuring).
- Access to Markets: Ensuring the flow of goods (mobility, storage).
- Business Climate: How the taxes, regulations and policies impact competitiveness and how the
 responsiveness of local governments affect employer and resident needs (tax, regulation,
 administration).
- **Quality of Life**: Providing for the amenities and services that draw new people to the City (housing, climate, recreation).

In assessing Cottonwood's competitiveness, ESI Corp conducted a Strengths, Weaknesses, Opportunities and Threats (SWOT) assessment utilizing several sources of information, including research conducted for the existing conditions analysis, examination of other city documents and reports relevant to this planning process, interviews with city council members and key Cottonwood stakeholders, and meetings with the Cottonwood Technical Advisory Committee. The full SWOT matrix is included in Appendix A, with key findings noted below.

Figure 11 - Summary SWOT Assessment

• Cottonwood is the Commercial Hub of the Verde Valley • Yavapai College • Verde Valley Medical Center • Proximity to Sedona and I17 • Reputation as a wine destination with a growing

- culinary scene
 Cottonwood has a sense of community, family values, moderate climate, and outdoor recreation
- Conservation focused and forward thinking

Weakness

- Lack of exposure to markets outside of Arizona
- Shortage of industial buildings and fully improved sites
- Inadequte resources devoted to economic development
- Indequate broadband
- Lack of water and sewer along SR260 to service future economic development
- Lack of economic diversity with too many low wage jobs
- The existence of a very small manufacturing sector and few support industries to service this sector

Opportunities

- Attract clean light industry
- Implement a manufacturing supply chain strategy
- Grow the visitor market by promoting Eco and Agri-Tourism
- Establish a business incubator that has 3D printers for entrepreneurs and inventors
- Create a culinary program at the Verde Valley campus of Yavapai College
- Develop marketing outreach aimed at industry targets and geographic market
- Tie education and workforce development programs to business/industry targets

Threats

- Perception of water shortage
- Intense competition locally, regionally and nationally
- Concentration and growth of social services in Cottonwood
- Exodus of young adults who can't find a job locally
- Retiring Baby Boomers will be leaving the workforce, which will leave a void in the job market
- Increasing traffic congestion on SR 260/89A
- Growth for the sake of growth, while ignoring smart growth.

General conclusions about the City of Cottonwood and the foundations that support and sustain economic development follow.

Human Resources

Human resources is widely recognized as being key to successful economic development. Building a sustainable economy requires both educating people and ensuring that jobs are available that reward their investment in education. The local labor market and skills development are assessed in terms of workforce skill levels and production of graduates. Measuring these systems includes: preparation (K-12), advancement (college and university), and skills enhancement (continuing education and retraining).

Cottonwood region is anchored with K-12 schools and Yavapai College. The high school graduation rates are higher than the state as a whole, with Mingus Union High School (MUHS) having a total enrollment of 1,229 students and boasting a 76 percent graduation rate. In addition, Mingus offers on line instruction through the Mingus Online Academy. The US News and World Report rated Mingus in the top 27 percent of all public high schools in the U.S. in 2014 and 2015, and MUHS received the A+ School of Excellence Award from the Arizona Educational Foundation in 2015.

Cottonwood has several charter schools, and with the exception of New Visions Academy, all of them exceed the state averages in the four main testing areas of math, writing, reading and science. The American Heritage Academy, has a much smaller student body population, and a 78 percent graduation rate. The statewide average is 75 percent.

Yavapai College, Verde Valley campus provides a robust educational curriculum that strives to meet the needs of local employers and economic development targets. Its offerings include 6 Associate Degrees and 26 Associate of Applied Science Degrees. In addition they offer 65 certification programs, as noted on their web site, which range from accounting assistant to viticulture. Many of these degree and certificate programs can be completed on line.

Education Achievement

As a gauge of student proficiency, Arizona currently conducts the Arizona's Instrument to Measure Standards (AIMS) to assess academic content standards in writing, reading, mathematics and science. Table 10 shows public and charter schools in the Cottonwood area and their percent pass rate in the four testing areas. Private school scores are not reported.

The majority of the students in the Cottonwood region are performing at a higher rate than the state as a whole. As can be seen in Table 10, three of the high schools, the Clarkdale-Jerome Elementary School, Mountain "View Preparatory Academy, the American Heritage Academy and Desert Star Community School exceed the statewide passing percentage in all four testing areas. The two notable exceptions are the Cottonwood Middle School and Desert Star Community School in which the students underperformed the statewide test percentage in three of the four testing areas.

Tubic 10 Alizona 3 histranic	ent to Measure 5	tanaaras (Aliv	io incourts i ist	ai icai 2014	
8th Grade					
	% Passing Math	% Passing Reading	% Passing Writing ¹	% Passing Science	School Grade
State Score	59	70	36	62	n/a
Beaver Creek Elementary School	55	61	38	82	С
Clarkdale-Jerome Elementary School	76	82	83	80	В
Oak Creek Elementary School	50	90	41	80	В
Mountain View Preparatory Academy	72	68	69	80	В
Cottonwood Middle School	51	56	38	59	В
Charter Schools					
American Heritage Academy	63	71	52	75	В
Desert Star Community School, Inc.	86	93	n/a	93	В

Table 10 - Arizona's Instrument to Measure Standards (AIMS) Results Fiscal Year 2014

10th Grade					
	% Passing Math	% Passing Reading	% Passing Writing	% Passing Science	School Grade
State Score	64	86	75	39	n/a
Mingus Union High School District	69	88	77	42	В
Charter Schools					
American Heritage Academy	67	97	81	41	В
New Visions Academy	17	58	36	n/a	С

¹ Reflects 7th grade percent since writing score was suspended for 8th Grade from Spring 2012 to Spring 2014 Source: Arizona Department of Education, 2014 AIMS Results

In 2011 Arizona State Board of Education adopted the A-F Letter Grade accountability system. For each school noted in Table 10, there is an associated grade. With the exception of Beaver Creek Elementary School, all schools received a "B" rating. Going forward, Senate Bill 1289, adopted during the 2015 legislative session, will prohibit A-F letter grades for school years 2014-15 and 2015-16, but require the Department of Education to continue to identify schools with "below average levels of performance," defined as schools that formerly had a "D" grade.

The purposed of the A-F Letter Grades were designed to place equal value on current year achievement and longitudinal academic growth, specifically the growth of all students as well as a school's lowest achieving students. Academic growth was determined by comparing the change in AIMS test scores from one year to the next for similarly achieving students across the state. This was done to evaluate how well a school is growing its students, academically, as they advance from one grade to the next. According to the Department of Education, the letter grade scoring system breakdowns as follows:

"A" schools demonstrate an excellent level of performance. For example, an "A" school may have the large majority of their students passing AIMS and AIMS A and typical academic growth in at least the 70th percentile.

"B" schools demonstrate an above average level of performance. For example, a "B" school may have about 60% of their students passing AIMS and AIMS A and typical academic growth in at least the 60th percentile.

"C" schools demonstrate an average level of performance. For example, a "C" school may have about half of their students passing AIMS and AIMS A and typical academic growth around the 50th percentile.

"D" schools demonstrate a below average level of performance. For example, "D" schools earn fewer points than a school that has 50 percent of students passing AIMS and has typically lower academic growth than most schools.

"F" schools are those that receive a "D" letter grade for three consecutive years. The Arizona Department of Education monitors the school for three years following the "F" letter grade and requires that "F" schools participate in a school improvement program.

In addition to the elimination of the A-F Grade Accountability system, Arizona will also implement a new statewide achievement test called Arizona's Measurement of Educational Readiness to Inform Teaching (AzMERIT), which will replace the AIMS test for reading, writing and math. It will also be a computer based test with the goal of measuring critical thinking skills for college and career readiness. Testing is scheduled to begin in the Spring of 2015.

Training

As a part of the Valley Academy for Career Technology Education (VACTE) school district, MUHS campus offers Career and Technical Education (CTE). This program provides a work experience program that contributes to a student's career objective. There are currently 10 different programs offered at MUHS:

- Agri-science
- Applied Health Services
- Audio/Visual Technology
- Automotive Technologies
- Construction Technologies
- Drafting & Design Technologies
- Education Profession
- Graphic Communications
- Nursing Services
- Welding Technology

VACTE programs provide students with the ability to earn industry certification, college credit and internship opportunities. Often times these programs are supported by business and industry, equipping students with relevant skills and working industry knowledge, propelling them in their future careers and higher learning endeavors.

Finance

The goal of providing financing in the marketplace is to have the continuum of capital that is needed for the formation and expansion of companies. The three levels of financing that exists and includes seed capital and early stage financing, commercial credit for established firms that would like to expand and specialized credit for mergers/acquisitions or restructuring. Cottonwood has several national and community banks that lend money to business customers, and recently through an EDA grant, the VVREO established a loan pool to provide financing to local business. The financing that is still missing is venture capital or seed money to facilitate new start-up firms or growing existing companies in the city who are not a part of an established and recognized industry.

Infrastructure

Water - In 2005 the City of Cottonwood purchased the four primary water companies that served the residents of the City and surrounding area to ensure an adequate supply of water would be available to meet the needs of its citizens. The City has since purchased two additional private water companies. The City of Cottonwood, like all other communities in the Verde Valley, is dependent exclusively on local groundwater sources from the Verde Formation to meet the potable water needs of its customers. With the acquisition of the private water companies and the upgrades and maintenance to those systems, Cottonwood has reduced the volume of water previously pumped by the private water companies by almost 30 percent and reduced the volume of water that was lost and unaccounted for by more than 80 percent. In 2009, the City of Cottonwood applied for and received a Designation of Adequate Water Supply for 6,000 acre-feet of water annually from the Arizona Department of Water Resources (ADWR), which is almost two and half times more than the volume of water the City currently pumps. In order to receive a Designation of Adequate Water Supply, the City had to demonstrate to ADWR that it could continuously pump 6,000 acre-feet of water annually without causing groundwater levels to decline below a statutorily defined limit. Through effective water planning and management, Cottonwood has achieved impressive results in water conservation ensuring a future supply will be available for residential and business development.

Wastewater – The City of Cottonwood has developed plans to construct a new reclaimed water treatment plant in 2015/16 at the Riverfront Park complex. This plant will increase the City's treatment capacity to more than 2000 acre-feet of effluent annually and will improve the quality of reclaimed water available for reuse and recharge. The City's mission of sustainability includes promoting the use of reclaimed water for recharge and for irrigating existing and proposed new agriculture including turf and viticulture. An example of this commitment was the construction of a pipeline from the existing wastewater treatment plant to the vineyards operated by Yavapai College as part of their viticulture program. This effort enables the College to use reclaimed water rather than potable water from the aquifer to irrigate its vineyards. Expansion of other types of local agriculture that rely on flood irrigation is not anticipated and will be limited exclusively to lands that are already flood irrigated because of the laws governing the use of surface water. Wherever possible the City will promote the use of reclaimed water for irrigating existing and proposed new agriculture including viticulture. The City also will begin recharging up to 300 acrefeet of reclaimed water annually in 2015/16. With the completion of the new wastewater treatment plant at Riverfront Park, the City has plans to also recharge up to 300 acre-feet of reclaimed water produced by that plant as well.

Electricity and Natural Gas - The city of Cottonwood is served by APS for electrical service and Unisource for natural gas services. In addition there are three propane gas providers.

Telecommunications – Telephone, television and internet services are currently provided by CenturyLink, Cable ONE, SuddenLink Internet, SpeedConnect, and Vonage. Direct TV provides television and internet service. In order to stay abreast of technological changes and consumer demand, the Verde Valley Broadband Coalition was formed to address the needs for higher broadband quality and speed. A regional broadband infrastructure plan was prepared with a goal of enhancing this infrastructure. This plan lays out a two-pronged approach which begins with ADOT who will be widening State Route 260 from I-17 to Thousand Trails Road, which provides the opportunity for a trench that could accommodate conduit and fiber. The second focus is targeting telecommunication providers to lay conduit and/or fiber in the trench.

Sites and Buildings - Cottonwood currently does not maintain a real estate database that provides a business prospect or developer information about the availability of existing space or vacant land, including key attributes such as square feet, cost, zoning, etc. This information is critically important given that every site search begins with looking for real estate. The City will need to work with building/land owners and the brokerage community to begin preparing this list and maintaining its accuracy over time.

Access to Markets

The City of Cottonwood is located in eastern Yavapai County, Arizona at the intersection of two state highways: State Route 260 and State Route 89A. SR 260 provides a primary connection between Cottonwood and Interstate 17 located approximately 15 miles south in Camp Verde. State Route 89A connects Cottonwood with the Prescott and Prescott Valley area through Jerome to the southwest, and to Sedona and Flagstaff to the north. Access to the Phoenix metropolitan region is from SR 260 and I-17, about 100 miles to the south. Distance to major markets that can be serviced with overnight delivery include Phoenix to the south and as far as Denver at 739 miles.

Table 11 - Distance to Major Metropolitan Markets			
Major Metro Market	Distance (Miles)		
Phoenix	103		
Albuquerque	389		
Las Vegas	316		
Los Angeles	452		
Denver	739		
San Diego	449		
Salt Lake City	586		

Sources: www.RandMcNally.com

The city of Cottonwood is serviced by the Cottonwood Municipal Airport which sits at 3,560 feet in elevation. It includes a single asphalt runway that measures 4,250 feet in length and 75 feet wide, and a 1,600 square foot terminal building. Services provided includes 24 hour self-service fueling and tie downs.

The Verde Canyon Railroad runs from Drake to Clarkdale and connects to the Burlington Northern Santa Fe Railroad. This line is used mostly for passenger sightseeing excursions, with limited freight on the 38 mile stretch.

The Cottonwood Area Transit (CAT) provides both fixed route and ADA service connecting Cottonwood with Clarkdale, Bridgeport and Verde Village area. Service is offered Monday through Friday from 6:45 a.m. to 6:45 p.m. The Verde Lynx provides intercity transportation between Cottonwood and Sedona and service is offered seven days a week.

Quality of Life

The quality of life in Cottonwood is highly desirable and includes a wide range of outdoor recreation activity, a vibrant downtown and an emerging culinary scene. The Verde Valley boasts of an amenable year-round climate with average temperatures ranging from 45 to 75 degrees year-round. Access to healthcare services is above average with its primary provider the Verde Valley Medical Center which is a

full service hospital with 99 beds, as well as Spectrum Healthcare that provides an integrated healthcare service delivery.

The median price of a single family home in Cottonwood has increased 21 percent over the year 2013 from \$145,000 to \$174,950. Condos and townhouses increased 10 percent from \$105,025 to \$116,000.² The inventory in the lower price ranges has decreased and distressed inventory is now only 5 percent of the listing inventory compared to 30 percent during 2010 and 2011.³ Having a diverse stock of affordable housing can serve to attract businesses interested in locating to the area and a workforce that desires to live in the Verde Valley.

Business Climate

The key features of business climate that effects economic development include the tax levels, regulatory efficiency and administrative complexity. For the most part the business climate in Cottonwood is supportive of economic development, however, recently there have been concerns raised regarding the permit processing time and the degree of uniformity in the enforcement of regulations. Understanding how the permit process and fee structure compares to neighboring and competitive cities will be useful in ensuring that the community is "open for business."

August 2015 ESI Corp 25

_

² ERA Real Estate Professionals, "Sedona and Verde Valley Real Estate 2014 in Review," pp. 34-37.

³ ERA Real Estate Professionals, "Sedona and Verde Valley Real Estate 2014 in Review."

4. INDUSTRY CLUSTER DRIVEN APPROACH

Methodology

The key to building Cottonwood's economic prosperity is to identify and strengthen its industry clusters. Clusters are led by export-oriented lead industries, supplied by local supplier companies and supported by an array of public and private institutions. The industry cluster analysis was prepared for a region that comprises Cottonwood, Clarkdale, Jerome and Cornville (Figure 12). This analysis focuses on the major industry sectors, their growth and importance to the Cottonwood economy.

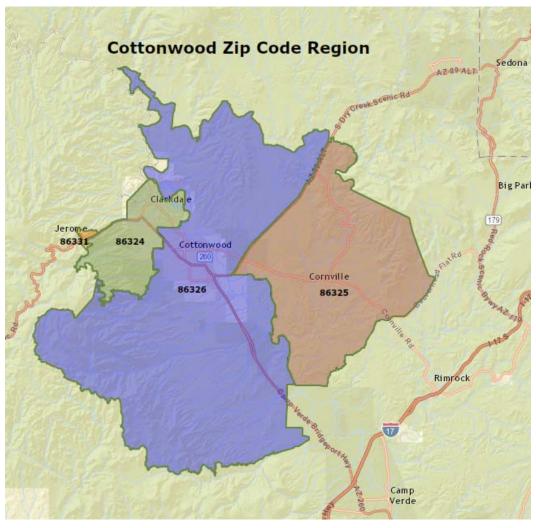


Figure 12 – Industry Cluster Geography

Several factors are utilized when evaluating the various industry sectors, including the relative employment concentration, known as the location quotient (LQ), the number of jobs linked to each industry sector, employment growth, and change in the LQ (relative concentration of the industry).

Location quotients are used to identify the relative concentration of local employment within a given business sector. For the purpose of this analysis the LQ for Cottonwood region was examined against Arizona. A total of 503 industries were examined at the six digit NAICS level. A location quotient is computed for each industry, using the following mathematical formula:

LQ = Employment in Industry within Region / Total Employment within Region

Employment in Industry within Arizona / Total Employment within Arizona

An industry with an LQ equal to 1.0 has the same share of total employment as the industry's share of Arizona's employment. If a LQ is greater than 1.0, that signifies that the industry is more concentrated within the economic region than Arizona. Likewise, if an LQ is less than 1.0 that means it is less concentrated than Arizona.

Steps in the Process

The cluster analysis excludes the government sector. The first step in the industry cluster analysis was to calculate the employment growth over a five year time horizon (2008-2013) at the six digit NAICS code and delete any industries that had zero employment. The second step was to calculate the location quotient for each industry against the state of Arizona and eliminate those industries that did not have a LQ greater than 1.0.

The last step was to organize the industries within 13 industry clusters and graphically portray the clusters' significance to the local economy, its growth projection, and size of employment. Appendix A includes a data table that details employment payroll by industry, and LQ for all industries in the Cottonwood region compared to Arizona.

The 13 industry clusters that were analyzed include:

- Agribusiness
- Arts, Entertainment, Recreation & Visitor Industries
- Healthcare/Biomedical/Biotechnical
- Business & Financial Services
- Construction
- Education & Knowledge Creation

- Information Technology
- Mining
- Manufacturing
- Personal Services
- Printing & Publishing
- Transportation & Logistics
- Energy

When reviewing Figure 13, the bubble size represents the cluster size by number of workers. The vertical axis represents the LQ which shows the relative concentration of that cluster to the Arizona as a whole. Anything 1.0 or greater reveals a greater concentration in employment than Arizona.

The horizontal axis represents change in the LQ from 2008 to 2013. The bubbles right of the vertical axis are driving the region's growth. Industries above the horizontal axis are more significant to the region than to the rest of Arizona. (In terms of workers employed.)

Analysis Findings

The four quadrants of the chart illustrates the industry's economic position within the region. Industries with a LQ greater than 1.0 are a major source of employment growth and have a high local concentration. Each quadrant of the chart tells a story.

Established and growing industries that are driving the region's growth include Arts, Entertainment, Recreation and Visitor Industries, Agribusiness, Personal Services, and Printing and Publishing. Industries that are mature but have lost some concentration in the region include Education, Healthcare, Personal Services, and Construction. Industries that are not as concentrated relative to the state as a whole, but continue to emerge and contribute to the region's economic base include Business and Financial Services and Information Technology. Manufacturing and Transportation and Logistics, are less concentrated in the region and have declined in employment due to industry-wide technological market changes or a declining competitive advantage.

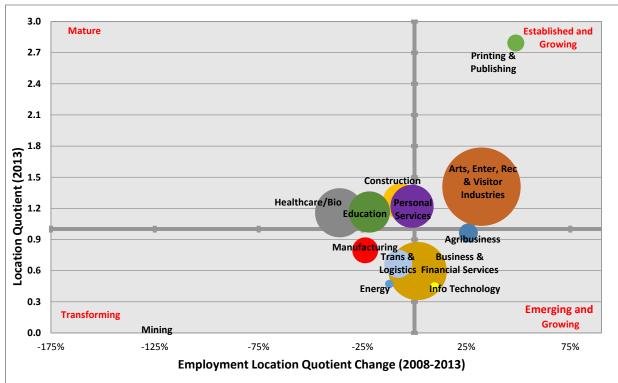


Figure 13 - Cottonwood Region Industry Concentration and LQ Growth (2008-2013)

Source: IMPLAN

Table 12 provides a snapshot of employment growth and average wages for all defined clusters, including Government within the region. Overall the region experienced a 4.4 percent increase in employment with an average wage of \$32,555. The largest employment gains were experienced in Agribusiness at 63 percent, Information Technology at 54 percent, Arts and entertainment at 30 percent, and Personal Services at 25 percent. While the Energy sector also grew, it employs a very small percentage of the

workforce at less than 1 percent. The clusters that show the largest declines in employment are Mining, which employs an insignificant percentage of the workforce, and Construction.

The higher wage clusters that employ at least 3 percent of the workforce include Manufacturing with an average wage of \$49,242, Transportation and Logistics at \$46,816 and Healthcare at \$41,547. The Government sector which includes local, state and federal employment has the highest average wage at \$65,732.

Table 12 - Cottonwood Region Industry Cluster Average Wage and Employment Growth					
Cluster	Average Wage	2013 Emp	Percent of Total Emp	Emp Growth 2008-2013	
Cottonwood Region	\$32,324	11,746	100.0%	4.4%	
Agribusiness	\$15,441	203	1.7%	63.1%	
Arts, Enter, Recreation & Visitor Industries	\$19,797	3,462	29.5%	29.9%	
Healthcare/Biomedical	\$41,547	1,361	11.6%	-0.1%	
Business & Financial Services	\$24,315	1,906	16.2%	11.8%	
Construction	\$33,577	713	6.1%	-35.2%	
Education & Knowledge Creation	\$40,475	955	8.1%	-14.5%	
Energy	\$24,494	41	0.3%	26.0%	
Government	\$65,782	877	7.5%	10.9%	
Information Technology	\$32,292	50	0.4%	54.1%	
Mining	\$53,863	2	0.02%	-94.8%	
Manufacturing	\$49,242	376	3.2%	-29.5%	
Personal Services	\$21,868	1,049	8.9%	25.1%	
Printing & Publishing	\$37,420	162	1.4%	1.5%	
Transportation & Logistics	\$46,819	441	3.8%	-9.8%	
Unclassified	\$14,178	148	1.3%	-40.9%	

Source: IMPLAN

Appendix B includes a complete list of industries by cluster for the Cottonwood Region compared to Arizona. This table includes employment growth rate, earnings and location quotient for the region and state.

Cluster Targets

Industry clusters drive the economy and produce goods and services that are sold outside the city, which brings in new economic wealth. Industry clusters are geographically concentrated and feature interrelated groups of firms and other entities that do business with each other. Clusters often reach across several sectors. Industry clusters have been identified for Cottonwood that will take advantage of Cottonwood's assets, generate jobs and wages for area residents. The exporting industries within these clusters are linked to related supply industries and economic input institutions. This will generate economic activity that will have a multiplier effect creating benefits to the region by generating tax revenue that fuels local public services, which supports the outstanding quality of life that Cottonwood

residents enjoy. For these reasons, these industry clusters provide the logical starting point for an Economic Strategy for Cottonwood.

Targeted Clusters

Arts, Entertainment, Recreation and Visitor Industries – comprises galleries, culinary industry, retail, museums and zoos, recreation, and lodging.

Agribusiness – includes greenhouses, ranching and value added agriculture such as wineries and other food processing, and support business and services to the viticulture industry (such as banks, restaurants, hotels and viticulture programs).

Healthcare and Biomedical - includes health and veterinarian services, home health care, elderly community care facilities, medical & diagnostic laboratories, outpatient care centers, acute care hospitals, doctor's offices, dentist's offices, ambulatory services, biosciences and medical products and research and development.

Manufacturing - made up of advanced manufacturing, defense and security, primary metals, forest and wood products, glass and ceramics and machinery.

Transportation and Logistics – includes all forms of transportation, warehousing and storage.

Cluster Occupations and Workforce Development Alignment

Yavapai College Regional Economic Development Center (REDC) conducted a workforce demand analysis that examined jobs by industry within the entire Verde Valley. The goal of this analysis was to identify high wage/high demand occupations so that workforce development pathways could be devised for each industry sector. REDC conducted industry roundtables and employer interviews with representatives in Manufacturing, Food/Accommodation and Retail, Agriculture and Healthcare, and concluded that management occupations will continue to experience a steady growth in demand⁴ within these industries.

Implementing workforce development and job training activities to industry clusters is a challenge faced by most communities. Continuing reaching out to industry through roundtable discussions and employer interviews, economic development representatives and local education and training providers will be able to obtain information on occupation growth and skill needs, thereby aligning workforce development with industry needs, which will position the community for economic prosperity.

The following table identifies the key occupations by industry cluster, which is a starting point in pinpointing the skills required by local employers. Armed with this information, education and training providers can reassess their programs to ensure that they are adequately servicing the market.

August 2015 ESI Corp 30

.

⁴ Yavapai College Regional Economic Development Center, "Verde Valley Workforce Demand Analysis 2015.

Table 13 -	Cottonwood Target Cluster Occupations
Cluster	Occupations
Agribusiness	General and operations managers, marketing managers, sales managers, industrial production managers, bookkeepers, industrial engineers, chemists, sales representatives, order fillers, farm workers and laborers
Manufacturing	General operations manager, welding, soldering, and brazing workers, production workers, assemblers and fabricators, inspectors, testers, sorters, samplers, weighers, machinists and maintenance machinery workers, purchasing agents, computer controlled machine tool operators, computer numerically controlled machine tool operators, sales representatives, customer service representatives, production, planning, and expediting clerks, first-line supervisors, machinists, team assemblers, electromechanical equipment assemblers
Transportation and Logistics	General operations managers, sales representatives, retail salespersons, parts salespersons, bookkeeping, accounting, and auditing clerks, order clerks, shipping, receiving, and traffic clerks, stock clerks and order fillers, truck drivers, laborers and freight, stock, and material movers
Healthcare and Biomedical	Dental hygienists, surgical technologists, ophthalmic medical technicians, dental assistants, phlebotomists, physical therapist assistants, diagnostic medical sonographers, physical therapist aides, medical assistants and secretaries, home health aides, substance abuse and behavioral disorder counselors, mental health counselors, mental health and substance abuse social workers, registered nurses, medical and clinical laboratory technicians, licensed practical and licensed vocational nurses, nursing aides, orderlies, and attendants
Arts, Entertainment, Recreation and Visitor Industries	Amusement and recreation attendants, museum technicians, curators, fine artists, bicycle repairers, retail salespersons, cashiers, first line supervisors, hotel/motel desk clerks, hosts and hostesses, cooks, waiters and waitresses, dishwashers, bartenders, and baristas

5. STRATEGIC PLAN

Cottonwood has been successful implementing their 2009 economic development plan and is ready to take business development to the next level by combining their success in tourism and agribusiness to include a focus on export industries. This new economic development plan for the City of Cottonwood spans over a 5-year time horizon and is anchored by the community's vision and designed around six key initiatives with overarching goals and strategic initiatives. As a part of this strategy, industry clusters have been identified that have the greatest potential to improve the economic performance of the region. This more robust plan is a bold new step for the City and will require augmentation of staff and financial resources in order to achieve success.

Cottonwood has good proximity to I-17, which will improve with the completion of the SR260 expansion project. During the Great Recession, Cottonwood fared better than Yavapai County and the State with a lower unemployment rate.

The planning process for the development of this strategic plan identified several opportunities for the community to embrace, as well as challenges that need to be overcome.

Potential Opportunities

Business Development

Cottonwood's economy is highly reliant on tourism with a significant concentration of employment in arts, entertainment, retail trade, accommodations and food services. While tourism is very important to the community and generates sales tax for local government, the industries associated with this sector pay well below the overall median wage for the region. Community leaders recognize the importance of diversifying the economy and would like to foster the creation/attraction of higher paying jobs. Enabling and building a cluster based initiative will allow the region to more efficiently employ its resources to deliver maximum economic impact and diversify its economy. Industry clusters identified for the Cottonwood region include:

- Agribusiness this cluster builds on the region's role as the heart of Arizona's wine industry and benefits from the recent growth in wineries.
- Manufacturing this cluster is transforming and has the potential for growth and expansion in niche industries within defense and security, primary metals, forest and wood products, and glass and ceramics. Cottonwood should work with REDC at Yavapai College on the creation of a supply chain strategy.
- Arts, Entertainment and Visitor Industries this is the leading employment cluster and will
 continue to play a major role as the region positions itself for Eco and Agritourism.
- Health Services/Bio medical this cluster encompasses both the delivery of healthcare as well as diagnostic laboratories and medical products and research and development.
- Transportation and Logistics this cluster supports the wine industry and strengthens Cottonwood's position as the trade center of the Verde Valley.

Implementing a cluster based approach to economic development does not preclude the city from pursuing or working with other industries, however, time and effort expended should yield the best results and align with the City's economic development goals.

Besides the business attraction program, another pillar of economic development is implementing a business retention program through the collaboration with the Chamber of Commerce in order to help local business grow and prosper. This strategy is intended to seize opportunities and identify issues before they become challenges.

In addition to business attraction and retention and small business development, there are several catalyst projects that community leaders would like to advance which would enhance the quality of life and economic vitality of the City. Among these projects is a conference facility and hotel which can help establish Cottonwood as a convention destination and attract more visitors. Other projects include a cultural center, bowling alley and movie theater.

Tourism

Cottonwood is a key visitor destination in the Verde Valley with unique assets not found elsewhere. The groundwork has been laid for tourism to thrive, which includes the rebirth of Old Town and a growing arts, culture and culinary scene, all of which entice visitors from outside the area. With the continuing development of the wine industry, Cottonwood can put a spot light on the agricultural heritage experiences through agritourism by focusing on the wineries that are visitor ready, and stimulating the development of fresh new agritourism experiences for travelers. Outdoor recreation opportunities are plentiful and include riparian activity, bird watching, hiking, climbing, biking, boating, and hang-gliding.

An overarching tourism strategy is being developed by the National Geographic Center for Sustainable Destinations for the entire Verde Valley called the "National Geographic Geotoursim Plan." Cottonwood can leverage this plan by taking advantage of those strategies that fit the community's vision and focus.

Community Development

One of the foundations that support and foster economic devleopment is the regulatory climate, which can have a major impact on the competitiveness of the clusters. Cottonwood has the opportunity to foster higher-quality jobs and further investment in the community, but needs to maintain a business climate that is condusive to doing business. Overly burdensome regulations and complex administrative policies are road blocks that brand a community as "difficult to do business with" and can set back or destroy the momentum of plan implementation.

Providing adequate infrastructure is crutial to succeeding in economic development. Private investment typically follows public investment; meaning that employment sites, which are fully serviced with water, sewer and other public infrastructure, are ready to be marketed and allow communities to successful compete for business. During the site selection process, sites which don't have adequate infrastructure are deemed unviable and the community is eliminated from consideration. Cottonwood has several key industrial parcels located in various areas of the city with the proper zoning in place, but these parcels currently lack infrastructure. One area in particular is on SR 260 with good proximity to I-17. These parcels, given their proximity to I-17 could be highly desirble for business. Investing in the future by advancing the infrastructure to priority parcels will serve as a catalyst for the attraction of new development and the creation of jobs.

Old Town has become one of the City's crown jewels. Its ambiance and unique sense of place serves as a magnet for locals and visitors alike. Identifying other areas within the city that are ripe for redevelopment is a priority of this plan, and will require identification of financial resources, collaboration and the creation of strategies that are acceptable to the target neighborhoods.

Workforce Development

Although the population has grown, the region has also experienced a retiring workforce and out migration of young people. In some cases employers have had a difficult time attracting skilled talent in certain professions. Out migration could be the result of a lack of opportunity within the community, as well as strong pull factors from other nearby regions. Identifying occupations in which retiring boomers will be departing and helping to pass the baton to young adults endangered of leaving the area could help reverse the trend.

Business, labor and education need to continue to work together to help build the skills of workers needed by existing business and targeted industry clusters. The work prepared by REDC is an excellent start in the active engagement of public and private sectors by addressing many of the common workforce development needs such as skill gaps and identifying vacancies.

Small Business and Entrepreneurship

Growing small business is one of the pillars of the economic development plan. Through the Business Assistance Center (BAC) Cottonwood has collaborated with NACOG and the SBDC in offering a variety of training courses to help small business grow and prosper. These small business or entrepreneurs typically employ 1 to 9 employees and have less than \$1 million per year in revenues. These companies are by far the largest group of businesses in the U.S. Most of these firms are start-ups and lifestyle businesses, but some of them are growth oriented companies as well. Lifestyle businesses, also known as mom 'n' pop's, are the small retail, service, and manufacturing businesses in the community. They increase the velocity of money recirculating throughout the economy and are essential to a vibrant and desirable place to live and work. These small businesses are important drivers of the economy and Cottonwood will want to create/maintain an environment that supports their growth.

Economic Development Plan

The 2015 Focus on Success Economic Development Plan for the City of Cottonwood spans over a 5-year time horizon and is designed around six key initiatives with overarching goals and strategic actions. The order of the initiatives presented in Figure 14 are not prioritized based on their value to the City. To achieve any measure of success in economic development, the implementation of strategies within all key initiatives should be undertaken simultaneously. Accomplishing the goals of the strategic plan requires an equal focus on job growth, product improvement and marketing and promotion. Implementation of the plan will help Cottonwood with the following outcomes:

- Generate robust job growth within industry clusters by maximizing the assets that Cottonwood has;
- Promote job creation and revenue generation of small business and local entrepreneurs;
- Guide investment in infrastructure and other capital projects to stimulate private sector development and job growth;
- Align workforce development with industry needs; and
- Develop the marketing tools to effectively reach its target audience.

Figure 14 - Economic Development Initiatives and Goals



The major initiatives build on the City's economic strengths to ensure long-term vitality and quality of life. Each initiative of the following action plan has an overarching goal followed by an objective and a series of strategies. Performance Measures to gauge progress have also been identified for each initiative, along with the lead and supporting organizations taking responsibility for implementation. Following is the City of Cottonwood Focus on Success Economic Development Plan, which identifies both the short term (1-2 years) and long term (3-5 years) strategies.

Business Development Goal – Diversify the economy and provide greater job opportunities for Cottonwood residents.

Strategies:	1-2 Yrs.	3-5 Yrs.
1.1 Establish a business recruitment program within the City's Economic Development Department.	Х	
 a. Prepare a marketing outreach program and budget that supports the economic development plan. 		
 Add a full-time person to the economic development staff who will focus on recruitment and retention activities. 		
 c. Collaborate and pull together the resources of the City, CEDC, Chamber, VVREO, ACA, APS, and others for implementation. 		
 d. Develop the tools needed to conduct an effective recruitment program including a comprehensive community profile, labor force assessment, education and workforce development providers, etc. (cross reference with Marketing and Promotion) 		
 Develop and maintain a sites and building inventory for the community using Zoom Prospector or similar on-line portal. (cross reference with Marketing and Promotion) 		
 f. Develop recruiting packages to attract small business owners and commercial and industrial developers. (cross reference with Marketing and Promotion) 		
2 Identify industry targets which leverage the region's existing economy and/or supports the objective of creating higher wage jobs and growing the tax base.	Х	
3 Collaborate with the Regional Economic Development Center at Yavapai College on the creation of a supply chain strategy for key industry sectors including manufacturing, arts and culture, and agri-business.	х	
.4 Work with the Chamber of Commerce and APS to establish a business retention and expansion program.		Х
a. Assess challenges businesses are facing and help match available resources to their needs.		
 b. Create a task force or leadership team and determine the roles, responsibilities and protocols. 		
c. Determine the types of services that will be provided, which could include: assistance with land and buildings, streamlining the permitting process, financing referrals, buyer-supplier connections, workforce development, job boards, and business training.		
 d. Identify the business sectors and/or issues that will be targeted. e. Utilize survey tools when reaching out to existing business establishments. 		
f. Track and report results on a regular basis.		

Strategies:	1-2 Yrs.	3-5 Yrs.
1.5 Participate in ACA and APS sponsored trade shows and prospecting trips geared towards Cottonwood's industry targets.		Х
Lead: Cottonwood Economic Development Department Supporting: Cottonwood Chamber of Commerce, CEDC, VVREO, Yavapai College, Local First		
Performance Measures: Number of net new jobs (FTE's) created within each industry cluster; number companies that locate; value of capital investment made within the community; average salary		er of

Strategies:	1-2 Yrs.	3-5 Yrs
 2.1 Prepare a list of potential catalyst projects such as movie theater, cultural center, bowling alley, etc. and evaluate and rank their potential for success. a. Select one or two projects to pursue and prepare an approach, which could include conducting a market analysis or feasibility study, identifying funding/incentives, securing grant funds, selecting potential locations, assembling a "strike team," etc. b. Work with and gain the support of collaborative partners such as CEDC, VVREO, NACOC, ACA, Yavapai College, etc. to bring the project(s) to fruition. 	X	
2.2 Work with the wine industry, including the Verde Valley Wine Consortium, Arizona Wine Growers Association, and Southwest Wine Center, and develop a business plan around the establishment of an equipment wine cooperative in Cottonwood.		Х

Lead: City Council, Community Development Department, Finance Department, and Economic Development Department

Supporting: CEDC, VVREO, Southwest Wine Center, Yavapai College Regional Economic Development Center, Yavapai College, Verde Valley Wine Consortium, and Arizona Wine Growers Association, Local First, Community Development Committee, Chamber of Commerce, AZ Culture, Arizona Manufacturing Association, Verde Valley Agriculture Coalition

Performance Measures: Securing funding for a market study, identify potential development partners, evaluate models of business cooperatives in other markets

Objective 3: Expand the retail/restaurant offerings available to		
Cottonwood residents. Strategies:	1-2 Yrs.	3-5 Yrs.
3.1 Conduct a gap analysis to determine Cottonwood and the region's trade leakage, and identify retail and restaurant offerings that the region could support.		х
3.2 Prepare a list of potential targets to pursue and create a marketing piece designed to inform potential targets about Cottonwood as a location. This information should include trade area map(s), key demographics and potential sites. (cross reference with Marketing and Promotion)	х	
3.3 Continue attending the national and/or regional International Council of Shopping Centers (ICSC) conference and trade show to generate leads.	х	
Lead: Cottonwood Economic Development Department Supporting: CEDC, Local First, Arizona Rural Development Council		
Performance Measures: Increase in commercial establishments, increase in sales tax general of jobs created	ation, nu	umber

Small Business and Entrepreneurship Goal – Generate job growth through assistance to small business and aspiring entrepreneurs.

Objective 1: Nurture the growth of small business.		
Strategies:	1-2 Yrs.	3-5 Yrs.
 1.1 As an adjunct to the business retention and expansion activity within the City's Economic Development Department, create an "economic gardening" program and provide the following services: a. Assist small business in seeking certifications such as Disadvantage Business Enterprise (DBE) Service Disable Veteran Owned Small Business (SBVOSB), Economically Disadvantaged Woman Owned Small Business (EDWOSB), 8A, etc. b. Formalize and market a bid/match program for existing Cottonwood businesses (BRE) c. Develop/market a program to assist business in marketing/selling to larger companies and governmental organizations through introduction to small business outreach advocates. 		X
1.2 In collaboration with the BAC and SBDC conduct training courses and seminars directed at young and startup companies on various topics that could include talent attraction, basic financial skills, business plan development, website design/analysis, press release writing/dissemination, marketing and sales, and graphic design.	Х	

City of Cottonwood

Strategies:	1-2 Yrs.	3-5 Yrs.
1.3 Create a mentoring program for small business using seasoned executives, such as SCORE, that can help provide the connections, experience and guidance to help small business.		Х
Lead: Cottonwood Economic Development Department		
Supporting: Chamber of Commerce, BAC, SBDC, SCORE, Local First		
Performance Measures: Number of new business, number of jobs, sales tax generation of BAC	on, trac	k use

Objective 2: Create an "entrepreneurial ecosystem" throughout Cottonwood.		
Strategies:	1-2 Yrs.	3-5 Yrs.
2.1 Assess the entrepreneurial pipeline in Cottonwood by conducting community surveys (using the City's business license database), obtaining referrals from partner organizations, including NAU, Yavapai College, high schools, and conducting open houses. etc.	Х	
2.2 Use the City's Business Assistance Center (BAC) and other resources to connect entrepreneurs to the programs and resources provided by the local community, its partners and the state. (cross reference with Goal 1.2)	X	
2.3 Seek out qualified volunteers to be entrepreneur coaches.		Х
 2.4 Work with Mingus Union High School and VACTE to create an annual premier entrepreneurial education competition. a. Research other high school entrepreneurship programs for ideas and curriculum. b. Develop competition program guidelines. c. Recruit a qualified panel of judges. d. Provide the winner or winning team with a cash award. 	Х	

Strategies:				
 2.5 Embrace the "maker movement" and support the creation of a fab lab that includes robotics and CNC fabrication equipment, such as computers running easy-to-design software, and linked to production machinery and a 3D printer. a. Evaluate other fab labs around the country to understand how they are funded and what equipment and services are offered. b. Monitor the success of the Yavapai College at the CTEC campus in Prescott. c. Determine the best approach for Cottonwood. 		Х		
Lead: Cottonwood Economic Development Department Supporting: Yavapai College, BAC, SBDC, Mingus Union High School, VACTE				
Performance Measures: Evaluate the education dollars being spent on CTE and spending to other areas.	bench	ımark		

Tourism Goal – Establish Cottonwood as a premier tourist destination.

Strategies:	1-2 Yrs.	3-5 Yrs
 1.1 Work with Old Town merchants, Old Town Association, the Chamber of Commerce, Local First, Old Town Association, and others as appropriate to market and promote Old Town. a. Create a public relations and robust social media campaign that can be embraced and implemented by all stakeholders. Track web traffic, "Likes" and forwards and increased Twitter posting and re-tweets. b. Encourage all merchants to use social media, and if necessary conduct workshops and seminars to show them how. 	X	

Strategies:		1-2 Yrs.	3-5 Yrs.
riparia horseb a. b. c.	nate and promote Cottonwood as a destination for outdoor recreation, including nactivity at the Verde River, bird watching, fishing, hiking, biking, boating, back riding, hang gliding, etc. Identify partners and tourism bloggers that can help promote Cottonwood as an outdoor destination. Leverage the efforts of the National Geographic Geotourism Plan currently underway in the Verde Valley. Support and promote the work of the Verde Front Group who are identifying various districts along the Verde River from Clarkdale to Camp Verde. Utilize the services and cooperative advertising dollars from the Arizona Office of Tourism. Create an online guide of recreation, entertainment and special events. Work with the State Parks Department to explore the opportunity to organize boat, canoe and kayak rentals at Dead Horse State Park.	X	
region a. v b. l c. (ge the interest in agricultural heritage experiences by fostering agritourism in the . Work with the Verde Valley Wine Consortium and the Arizona Wine Growers Association to create an app of winery and wine tasting room locations (Verde Valley Wine Trail). Resume the dialog with the Arizona Department of Transportation regarding directional way finding signage for the wine trail. Continue to take advantage of the public's interest in local cuisine and annual wine and dine events. Continue to expand the tourist experience by encouraging the wineries to offer wine making demonstrations and on-farm dinners.		х
Strategies:	<u> </u>	1-2 Yrs.	3-5 Yrs.
a. l i b. v	ment the new brand "Heart of Arizona Wine Country." Incorporate the logo and the slogan into as many visual elements as possible, including visitor materials, banners, signage, etc. Work with the local wine producers and the Verde Valley Wine Consortium to stage the annual premier wine festival (Tilted Earth) in Cottonwood that attracts visitors from around the country. Include local restaurants and artists to incorporate a culinary and arts and cultural experience.	X	

Strategies:	1-2 Yrs.	3-5 Yrs.
1.5 Promote the farm to table experience with local restaurants and producers.		Χ

Lead: Cottonwood Economic Development Department

Supporting: Cottonwood Chamber of Commerce, Old Town Association, Local First, Verde Valley Wine Consortium, Arizona Wine Growers Association, and the Arizona Office of Tourism, Sedona-Verde Valley Tourism Council, AZ Culture, Old Town Center for the Arts, Verde Valley Agriculture Consortium

Performance Measures: Increase in bed and sales tax, number of bus tours, increase in lodging sleeping rooms, monitor hits on social media

Objective 2: Promote the arts and the creation of more cultural events in Cottonwood.

Strategies	1-2 Yrs.	3-5 Yrs.
2.1 Work to bring more cultural events to Cottonwood. Consider having interested members of the community meet and discuss new ideas for community events.		Х
2.2 Create a cultural arts master plan for Cottonwood.		Х
2.3 Conduct a meeting and discuss the vision of Cottonwood for public art.	Х	
2.4 Consider initiating a "percentage for the arts" program and identify sites within the community to commission the placement of public art.		Х
2.5 Support the creation of an arts council created by volunteers.	Х	
2.6 Identify HUD and Arizona Commission for the Arts funding for the development of affordable artist work/live areas that can accommodate artists in residency.		х

Lead: Cottonwood Economic Development Department

Supporting: Cottonwood Chamber of Commerce, Verde Valley Arts Council, AZ Culture, Local First, Old Town Center for the Arts

Performance Measures: Number of cultural events staged annually, placement of public art, funding for arts and culture

Objective 3: Establish Cottonwood as a Convention destination.				
Strategies				
 3.1 Determine the market feasibility for the establishment of a world class conference facility and hotel in Cottonwood. a. Identify and evaluate potential locations within the city based on established criteria (i.e. size, proximity to amenities, etc.) b. Commission a feasibility study to determine the size of the hotel (number of sleeping rooms) and square feet and configuration of meeting room space that could be supported. c. Prepare preliminary conceptual site/building plans and develop cost estimates. d. Identify funding sources. 	X			
Lead: Cottonwood Economic Development Department, Supporting: Chamber of Commerce				
Performance Measures: Securing funding for a market study, identify potential partners	develop	oment		

Objective 4: Create a visitor center that has a better "front door" than the existing Chamber of Commerce location.

Strategies	1-2 Yrs.	3-5 Yrs.
 4.1 Identify existing space in Cottonwood for a relocated Visitor's Center that is highly visible and more easily accessible than the current location at the Chamber of Commerce. a. Continue to staff the center and provide information on dining, lodging, recreation, activities, and tourist attractions, such as the wineries, etc. 	X	

Lead Agencies: Cottonwood Chamber of Commerce

Supporting Agencies: City of Cottonwood

Performance Measures: Improved location and increase in visitors to the center

Community Planning and Development Goal – Provide the basic framework for a healthy and sustainable community.

Objective 1: Ensure a business friendly development process.		
Strategies	1-2 Yrs.	3-5 Yrs.
1.1 Review the development process and identify ways in which steps can be fast tracked. Invite the participation of the development community. (administrative review versus meetings with commissions)	Х	
1.2 Continue implementing an initial project review program in which applicants can meet with city staff and obtain answers to questions.		х
1.3 Continue evaluating other city's web-based building permit systems to determine if it would work for the City of Cottonwood.		х
1.4 Engage in annual reviews of the Fast-Track process and seek to improve the efficiency and expediency of the process.	Х	
1.5 As needed review the zoning code to ensure its relevance to the current market.	Х	

Lead: Cottonwood Community Development Department

Supporting: Chamber of Commerce, Cottonwood Economic Development Department, Community Development Committee

Performance Measures: Satisfaction survey, reduction in the length of time in the development process, increase in staff, creation of checklist, develop electronic submission for permitting, communication with the development community, frequency of review process

Objective 2: Foster the revitalization of selected areas within the city	7.	
Strategies	1-2 Yrs.	3-5 Yrs.
2.1 Identify areas within the city for revitalization and redevelopment opportunities, take advantage of various funding programs and mechanisms. Create a map that shows these locations and post it on the city's website.	х	
2.2 Enforce code violations and property clean up.		Х
2.3 Incentivize redevelopment by offering relaxed permitting timelines and fees.		Х
2.4 Pursue grants for infrastructure enhancement to these redevelopment areas.	Х	

Lead: Cottonwood Community Development Department, Economic Development Department, Cottonwood Police Department

Supporting: Yavapai College Rural Economic Development, Arizona Rural Development Council, Habitat for Humanity, Neighborhood Watch, AZ Culture

Performance Measures: Size and frequency of neighborhood clean-up events, number of participants, identification of districts

Objective 3:	Ensure the	economic	sustainabilit	y o	f Old Town.
--------------	------------	----------	---------------	-----	-------------

Strategies	1-2 Yrs.	3-5 Yrs.
3.1 Foster a variety of housing types in Old Town to appeal to a broader audience, including Millennials and empty nester Boomers.		Х
 3.2 Prepare an Old Town Master Plan that establishes the framework for long term viability and addresses land use, urban form, open space, mobility, and infrastructure. a. Determine the cost and obtain the services of a qualified planning firm through a RFP process. b. Ensure that there is adequate community input into the planning process. c. Adopt and implement the plan. 		Х

Lead: Cottonwood Community Development Department

Supporting Agencies: Old Town Association, Local First, Chamber of Commerce, AZ Culture, Verde Valley Wine Consortium

Performance Measures: Number of homes remodeled, increase mixed use, new housing, maintain occupancy levels, percentage of owner occupied housing in Old Town, replacement of aging infrastructure

Objective	4:	Maintain	and	enhance	the	environmental	sustainability	and
economic	via	bility of ag	ricul	ture.				

Strategies	1-2 Yrs.	3-5 Yrs.
4.1 Work with Yavapai County to help them recognize the importance of agritourism to Cottonwood as a generator of jobs, local spending and tax revenue.	Х	
4.2 Provide input to the County prior to the reclassification of agricultural land to another land use.	Х	
4.3 Encourage the county to acknowledge the Cottonwood brand "Heart of Arizona Wine Country" and champion the creation of county policies that support and enhance agritourism.	Х	

Lead: Cottonwood Economic Development Department, City Management, City Council,

Supporting: Verde Valley Wine Consortium, Arizona Wine Growers Association, VVREO, Cottonwood Chamber of Commerce, Local First, Verde Valley Agriculture Coalition, County Extension Service, National Resource conservation District

Performance Measures: Education programs on water conservation, increased food production, locally provided produce, increased participation and productive area in the community garden, increased availability of reclaimed water

Objective 5: Provide adequate infrastructure and public facilities to remain competitive and meet the needs of a growing community.

Strategies	1-2 Yrs.	3-5 Yrs.
5.1 Continue the planning effort to consolidate general government functions into a new city hall.a. Identify funding options, evaluate various sites and prepare a timeline.		х
5.2 Ensure existing infrastructure is maintained and new infrastructure available to support future economic development as feasible through options such as public private partnerships, bonding, CFD and municipal improvement districts (MID).	х	
5.3 Foster new economic development by installing infrastructure in key areas in advance of new development.	х	
5.4 Complete the broadband infrastructure plan (VVREO) and identify the aggregate demand (business, schools and residents) in Cottonwood/Verde Valley to present to service providers. Dedicate the necessary time and resources to implement the findings.	Х	

Strategies	1-2 Yrs.	3-5 Yrs.
5.5 Acknowledge the traffic congestion approaching the intersection of SR260 and 89A and start collaborating with ADOT to come up with solutions.	Х	
5.6 Consider the use of public financing for key capital projects.		Х

Lead: Cottonwood City Management, Finance, and Public Works Departments **Supporting:** CEDC, VVREO, Chamber of Commerce

Performance Measures: Increase availability of reclaimed water to the public, identify funding sources

Objective 6: Continue the dialog with the Arizona State Land Department (ASLD) on state trust land holdings within the city's planning area.

Strategies	1-2 Yrs.	3-5 Yrs.
6.1 Collaborate with the State Land Department to ensure that the City's interests are met as it relates to future growth.		х
6.2 Prepare a conceptual land use plan to present to the ASLD that provides Cottonwood with economic and environmental sustainability.		х
6.3 As needed retain the services of a qualified and respectable land use/real estate attorney that can interface with the ASLD on behalf of the City.		Х
6.4 Update the City's General Plan to include the proposed land uses within the State land parcels.		Х

Lead: Cottonwood City Management and Community Development Departments **Supporting:** CEDC

Performance Measures: Ongoing talks with ASLD and ADOT regarding land on the southeast off of SR 260, ASLD land annexed into the city

Education and Workforce Goal - Create a first class workforce that provides existing and future business with a "job ready" employment base.

Objective 1: Align workforce development activities and programs with economic development targets and the needs of the business community

economic development targets and the needs of the business comm	unity	
Strategies	1-2 Yrs.	3-5 Yrs.
 1.1 Organize and collaborate with partners in education and business and create a common understanding of the knowledge and skills required to compete successfully. a. Utilize the findings from the Yavapai College Regional Economic Development Center (YCREDC) workforce demand analysis and leverage resources to help fill the skill gaps. Review the findings and update annually b. Leverage resources with K-12 and Yavapai College to design programs and provide opportunities for training. c. Convene meetings with representatives from the school district and Yavapai College to discuss the potential the skill gaps and CTE training that is needed. d. Continue to engage the business community by surveying them to identify skills and career technical education that is needed. 	X	
1.2 Based on the city's industry targets, identify the education and skill requirements that are needed and work closely with K-12, CTE and Yavapai College to ensure education and training are aligned.	Х	
 1.3 Support partnerships with higher education to create a pipeline of students. a. Support and encourage a seamless connection between the education programs offered at K-16 and Yavapai College by identifying career pathways and training gaps. 		Х
1.4 Explore certification programs for the existing nursing staff to advance to the next level of their training, including critical care and surgical nursing programs.		х
1.5 Support basic computer training in the use of existing programs in software systems, such as Word and Excel.		Х
1.6 Identify jobs and professions that secondary household earners and out-commuters are looking for and target those businesses.		Х
1.7 Collaborate with the healthcare industry to assist them in the attraction of doctors and other healthcare professions, as well as identifying jobs for the "trailing" spouse/partner.		Х

Strategies	1-2 Yrs.	3-5 Yrs.
1.8 Work with non-profit agencies geared towards the underserved population to offer business classes to improve the education level of people seeking assistance so they can be more qualified for employment opportunities.		Х
1.9 Support the development of programs at Yavapai College that support existing and future economic development opportunities.	х	

Lead: Yavapai College, School Districts

Supporting: Cottonwood Economic Development, Chamber of Commerce, Verde Valley Medical Center

Performance Measures: Evaluate and assess current curriculum and pathways from secondary to postsecondary education. Explore programs and curriculum that provide educational opportunities and prepare students for the workforce.

Objective 2: Support the creation of a culinary arts program at Yavapai College.

Strategies	1-2	3-5
	Yrs.	Yrs.
2.1 Support the exploration/creation of certification programs such as bartenders, sommeliers, and cicerone.	Х	
2.2 Once curriculum is in place, identify restaurants that can serve as training sites for student internships. Identify partnerships and opportunities for students.		Х

Lead: Cottonwood Economic Development

Supporting: CEDC, Verde Valley Wine Consortium, VVREO, Yavapai College

Performance Measures: Evaluate and assess successful certification programs in the areas of bartenders, sommeliers, and cicerone. Explore the possibility of incorporating and launching these types of certificate programs as part of the culinary program.

Strategies	1-2 Yrs.	3-5 Yrs
 3.1 Help youth gain career readiness skills, increase their knowledge of workplace settings, and establish a work history. a. Create an internship program and career counseling at the high schools. b. Identify opportunities for job shadowing with area employers (public and private) to help youth gain an up-close look at the world of work; facilitate the connections. c. Ask area employers to provide workplace visits and tours for small groups of students; show a range of occupations and career options (Examples include healthcare, finance, manufacturing, and government). d. Invite employers to come to the schools and be guest speakers and talk about their industry and careers. e. Work at the grass roots level through the Chamber of Commerce Education Committee, Rotary Club, local business groups, and YCREDC to identify local business that would provide internship opportunities. 	X	
3.2 Explore a summer youth employment program that combines classroom basic soft skills training with on-the-job work experience. Seek partnership with YCREDC and funding from Goodwill and other organizations.		Х
3.3 Engage youth in volunteer work experiences by pairing them with AmeriCorps and other organizations that carry out service projects, such as environmental conservation.		Х
3.4 Continue to sponsor and market the Verde Valley Sci-Tech Festival to ignite imagination and creativity.		Х

Lead: Cottonwood Chamber of Commerce

Supporting: Yavapai College and school districts

Performance Measures: Evaluate and assess current market for internships/supervised experiences. Explore successful internship programs and their components. Develop plan for future exploration and development.

Χ

Economic Development Strategic Plan

Marketing and Promotion Goal – Position Cottonwood as a business location.

Objective 1: Develop marketing tools and collateral materials to use in business development efforts. 1-2 3-5 **Strategies** Yrs. Yrs. Χ 1.1 Prepare a community profile (demographic information) on Cottonwood and its trade area that can be printed as well as downloaded from the city's website; update it annually. Χ 1.2 Improve the economic development landing page on the City's website and update it regularly. a. Include the services provided, demographic information, links to sites and buildings and other resources. b. Provide a downloadable map of the community 1.3 Market Cottonwood sites and buildings on AZ Prospector, CoStar, Loopnet and others. Χ 1.4 Tap into the co-op advertising program offered through ACA to raise awareness of Χ manufacturing sites available in Cottonwood. Χ 1.5 Develop a standard package to provide to new and expanding business that includes all aspects of site selection criteria such as labor, taxes, fees, real estate, vendors, suppliers, etc.)

Lead: Cottonwood Economic Development Department

1.6 Develop social media outreach i.e. facebook, pintrest, flicker tweet

Supporting: APS, ACA, CEDC

Performance Measures: Complete the brochure/marketing materials, track inquiries, track social media, number of new locates and business expansions, number of ads

Objective 2: Ensure that Cottonwood is well positioned for new but	siness	
development and is a cost competitive location to do business.		
	1_2	

Strategies	1-2 Yrs.	3-5 Yrs.
2.1 Engage UPS & Fed Ex to define transportation cost to the Verde Valley/Cottonwood (costs/delivery times).		х
2.2 Benchmark the cost of doing business in Cottonwood against various competitor cities, evaluating taxes, wage rates, land and building costs, and city fees.		х
2.3 Work with community leaders (help them understand) and create a positive message about the availability of water resources for businesses and jobs.		х
2.4 Develop sustainable funding sources and partnerships to deliver economic development services.	х	
2.5 Delineate a marketing message for economic development based on the community's vision for higher paying jobs.		Х

Lead: Cottonwood Economic Development

Supporting: CEDC, Chamber of Commerce

Performance Measures: community service announcements/education about city accomplishments, complete benchmark report, fund economic development, continue education of the public of all ages regarding conservation and availability of water

APPENDIX A - CITY OF COTTONWOOD SWOT ASSESSMENT

City of Cottonwood

Cottonwood Focus on	n Success SWOT Analysis
STRENGTHS	WEAKNESSES
Location Cottonwood is the commercial hub of the Verde Valley Proximity to Sedona and I-17 Good access to Verde River and parks Quality of Life Cottonwood has a sense of community, family values, moderate climate, and outdoor recreation Ambiance of Old Townit's got a good "vibe" Great location and friendly environment Assets Yavapai College in Verde Valley and the course offerings that meet local needs Articulation agreements with K-12 and YCC Verde Valley Medical Center is a key asset Good gunsmith and machine shop programs at Yavapai College Cottonwood is gaining a reputation as a wine destination Growing culinary scene Expansion of SR260 Vacant buildings at the airport ready for users Stable political environment in Cottonwood and business friendly Cottonwood has a 100 year certificate of assured water supply from DWR Conservation focused and forward thinking The Cottonwood Recreation Center	Marketing and Promotion Not many people outside of Arizona have heard of or know about Cottonwood; lack of exposure There is no formal packet of information to provide a business that may be interested in Cottonwood Accessing the Chamber of Commerce building is difficult especially for motorhomes and 5th wheels Not enough financial and staff resources at chamber and city to expand economic development service delivery Economic Development The existence of a very small manufacturing sector and few support industries to service this sector Shortage of good industrial buildings and fully improved sites; no spec space Insufficient focus on business retention and expansion Lack of incentives Small business lending is inadequate and working capital for entrepreneurs is lacking Lack of economic diversity with too many low wage jobs Lack of reciprocity with other states for wine sales Not enough "things" for young people to do The absence of enabling legislation for Tax Increment Financing in Arizona The 3-tier water price structure could be a deterrent to business such as restaurants Infrastructure Inadequate high speed internet Transportation infrastructure is limited Lack of water and sewer along SR260 to service future economic development City has little desire to use CFD financing mechanism for infrastructure Community Planning and Development Inadequate wayfinding signage to the Verde River for recreation purposes Lack of vision and overall plan for Old Town Increasing Cottonwood regulations, fees and bureaucratic red tape when it comes to the development process, which can be an impediment to business Training / Workforce Development Employers have a difficult time finding qualified workers
	Increasing Cottonwood regulations, fees and bureaucratic rectape when it comes to the development process, which can be an impediment to business Training / Workforce Development Employers have a difficult time finding qualified workers

ccess SWOT Analysis
IREATS
Aging septic systems in Verde Village and the potential for contamination of the Verde River Lack of cohesiveness in development and design Continuing perception that there is a water shortage Increasing traffic congestion on SR 260/89A There is the potential overuse of the river by the public. Need to work with partners such as National and State Parks, Forest Service and NGO's to conduct an education program. **Cicial** Concentration and growth of social services in Cottonwood Large percentage of students that qualify for free or reduced lunch program, meaning parents are not adequately employed Youth drug problem The fear that all growth is evil Lack of age diversity in Cottonwood with too many retirees on a fixed income Exodus of young adults who can't find a job locally There are not enough young families in Cottonwood Retiring Baby Boomers will be leaving the workforce, which will leave a void in the job market **Conomic** Reclassification of County agricultural land to nonagricultural uses Arizona's laws and distributors are holding the Arizona wine industry back; need to educate legislators Decisions made by YCC in Prescott, which are not in the best interest of Verde Valley Growth for the sake of growth, while ignoring smart growth.

Cottonwood Focus on Success SWOT Analysis	
OPPORTUNITIES	THREATS
 Marketing and Promotion Develop marketing outreach aimed at industry targets and geographic markets, especially California Cooperative advertising Leverage "farm to table" and promote the wine and culinary business Leverage the Southwest Wine Center at YCC as a national draw Market Cottonwood sites and buildings on CoStar and Loopnet and AZ Prospector Community Planning and Development Continue improvements in Old Town with better pedestrian linkages to the river/trails and other streets, and the creation of an overlay district to help with preservation. Development of State Trust lands Develop an airport master plan and identify targeted uses/industries Bring a variety of housing to Old Town Emulate the success of Old Town in Mid Town Cottonwood and other strategic locations Use public financing tools for infrastructure development Complete the broadband infrastructure plan (VVREO) and identify the aggregate demand (business, schools and residents) in Cottonwood/Verde Valley to present to service providers Work with regional partners to identify an underground aquifer as a future water source 	THREATS

December 4, 2014

Economic Development Strategic Plan

APPENDIX B - INDUSTRY CLUSTER ANALYSIS

August 2015 ESI Corp B-1

	Cottonwoo	d Region			2008-13 Employmen	nployment						
	Employment	ment	Arizona Employment	loyment	Growth	wth	Cottonwood	Arizona	2013 Earnings Per Employee	Per Employee	Cottonwood to Arizona LQ	Arizona LQ
Description Total	2008	2013	3.376.989	3.417.501	Cottonwood	Arizona	\$379.678.254	\$150.648.726.998 \$	Cottonwood	Arizona \$ 44.087	2008	2013
Agribusiness												
Grain farming	1.4	0.5	1,415	209	%8'-19-	-57.1%	\$940	\$2,747,396	\$ 2,014	\$ 4,529	0.31	0.22
Vegetable and melon farming	0.1	2.6	3,064	8,084	2418.6%	163.9%	\$27,725	\$145,656,860	\$	\$	0.01	0.09
Fruit farming	0.3	0.8	342	203	153.5%	47.0%	\$3,011	\$4,480,767	\$ 4,004	\$ 8,903	0.26	0.43
Tree nut farming	0.2	0.2	157	321	43.2%	104.0%	\$4,254	\$11,675,935	\$ 18,063	\$ 36,359	0.31	0.21
Greenhouse, nursery, and floriculture production	26.6	41.8	2,643	2,596	57.3%	-1.8%	\$413,485	\$49,558,666	868'6 \$	\$ 19,091	3.02	4.68
All other crop farming	1.9	3.8	3,507	5,341	103.9%	52.3%	\$30,243	\$91,304,077	\$ 7,921	\$ 17,094	0.16	0.21
Beef cattle ranching and farming, including feedlots and dual-purpose ranching and farming	9.4	12.1	4,114	3,156	29.8%	-23.3%	\$73,974	\$15,863,445	680'9 \$	\$ 5,026	0.68	1.12
Poultry and egg production	0.7	0.4	22	165	-41.3%	189.0%	\$3,404	\$2,715,279	\$ 8,421	\$ 16,493	3.63	0.71
Animal production, except cattle and poultry and eggs	2.8	1.7	1,048	819	-39.8%		\$13,956	\$5,422,502	086'8 \$	\$ 6,622	0.79	0.59
Commercial hunting and trapping	0.1	0.7	81	313	465.6%	284.3%	0\$	096′99\$	- \$	\$ 214	0.48	0.68
Support activities for agriculture and forestry	13.9	46.4	16,164	14,405	234.1%	-10.9%	\$306,367	\$380,171,875	909'9 \$	\$ 26,391	0.26	0.94
Bread and bakery product, except frozen, manufacturing	0.0	52.6	2,601	6,727	New	158.6%	\$1,472,511	\$206,594,788	\$ 27,993	\$ 30,711	00:00	2.28
Frozen cakes and other pastries manufacturing	0.0	0.7	167	212	New	27.0%	\$22,090	\$6,265,413	\$ 29,570	\$ 29,604	00:00	1.03
Breweries	0.8	0.7	14	66	-14.2%	590.4%	\$20,311	\$2,658,775	\$ 28,975	\$ 26,741	17.03	2.05
Wineries	43.0	36.2	72	104	-15.7%	44.8%	\$991,726	\$3,007,683	\$ 27,368	\$ 28,818	179.12	101.02
Fertilizer, mixing only, manufacturing	6.0	1.1	69	247	23.4%	260.0%	\$55,084	\$11,767,331	\$ 50,128	\$ 47,639	3.90	1.29
Arts. Entertainment, Recreation & Visitor Industries												
Motor vehicle and parts dealers	247.9	162.6	49,407	29,518	-34.4%	-40.3%	\$6,385,240	\$1,467,085,815	\$ 39,281	\$ 49,701	1.51	1.60
Furniture and home furnishings stores	30.5	37.2	15,083	11,179	22.2%	-25.9%	\$826,164	\$377,251,282	\$ 22,191	\$ 33,745	0.61	0.97
Electronics and appliance stores	70.5	21.3	14,114	13,111	%8'69-	-7.1%	\$632,736	\$555,329,163	\$ 29,698	\$ 42,355	1.50	0.47
Building material and garden equipment and supplies stores	273.9	210.8	26,770	23,843	-23.0%	-10.9%	\$5,804,397	\$798,659,912	\$ 27,533	\$ 33,497	3.07	2.57
Food and beverage stores	401.6	242.6	61,339	51,033	%9.68-	-16.8%	\$7,260,710	\$1,546,258,667	4 5 5 5 7 5 4 5 4 5 5 5 5 5 5 5 5 5 5 5	\$ 30,299	1.97	1.38
Health and personal care stores	58.2	78.8	21,986	22,788	35.4%	%9°E	\$2,401,158	\$903,979,309	\$ 30,474	699'68 \$	0.79	1.01
Gasoline stores	36.8	78.1	17,636	16,656	112.3%	%9.5-	\$1,632,071	\$432,050,690	\$ 20,902	\$ 25,939	0.63	1.36
Clothing and clothing accessories stores	36.6	38.0	27,186	28,002	3.9%	3.0%	\$572,886	\$522,242,554	\$ 15,064	\$ 18,650	0.40	0.40
Sporting goods, hobby, musical instrument and book stores	23.2	35.6	16,093	14,155	23.6%	-12.0%	\$703,219	\$269,025,757	\$ 19,754	\$ 19,005	0.43	0.73
General merchandise stores	332.6	378.9	68,107	61,953	13.9%	%0'6-	\$10,774,699	\$1,712,609,009	\$	\$ 27,644	1.47	1.78
Miscellaneious store retailers	82.9	87.6	34,021	34,556	5.7%	1.6%	\$1,072,388	\$612,325,928	\$	\$ 17,720	0.73	0.74
Nonstore retailers	53.7	57.0	44,664	39,568	6.1%	-11.4%	\$526,843	\$721,458,252	\$ 9,248	\$ 18,233	0.36	0.42
Scenic and sightseeing transportation and support activities for transportation	119.4	501.4	10,857	16,106	319.8%	48.4%	\$22,345,324	\$750,292,053	\$ 44,565	\$ 46,584	3.30	90.6
Motion picture and video industries	0.8	6.3	5,733	6,750	676.5%		\$55,432	\$131,468,445	\$	\$	0.04	0.27
Radio and television broadcasting	15.5	18.6	4,432	3,868	19.6%		\$522,941	\$234,816,589	Ş	Ş	1.05	1.40
Travel arrangement and reservation services	7.0	35.0	8,697	9,904	396.8%		\$782,846	\$430,958,160	\$ 22,386	s.	0.24	1.03
Performing arts companies	38.6	39.6	7,141	7,061	2.6%	-1.1%	\$116,367	\$53,933,716	\$ 4	\$ 7,638	1.62	1.63
Commercial Sports Except Nacing	0.0	23.I	11,1/4	1711	New	121 58/	\$130,307 \$4 E0E	\$476,320,374	5 5,904	\$ 45,862	0.00	0.00
December of confounting and contract and account for an initial forman	0.0	1.1	7103	11,,11	New 1	700 OV	54,733	055,140,015	¢	\$ 0,223	0.00	0.19
Independent artists writers and nerformers	23	4.00	281,1	2 281	194 0%	49.9%	\$65,670	\$34 111 614	n •	\$ 0,731	4.22	0.86
Museums historical sites zoos and parks	0.0	12.1	1,634	2 224	W dN	%6 9E	\$349 920	\$77 106 392	· ·	\$ 34.671	0.00	1.59
Amisement parks and arcades	3.0	1.8	5.383	1.220	-39.5%	%E'LL-	\$16,273	\$14,952,713		\$ 12.255	0.17	0.43
Gambling industries (except casino hotels)	4.7	43.4	8,351	8,928	830.7%	%6.9	\$1,114,232	\$298,511,353	\$ 25,672	\$ 33,436		1.41
Other amusement and recreation industries	4.7	55.0	12,791	14,314	1060.7%	11.9%	\$1,010,830	\$356,266,693	\$ 18,381	\$ 24,889		1.12
Fitness and recreational sports centers	44.1	38.7	10,454	10,921	-12.2%	4.5%	\$448,997	\$175,008,820	\$	\$ 16,026		1.03
Bowling centers	0.0	6.6	1,076	1,264	New	17.5%	\$138,057	\$23,643,316	\$ 13,957	\$ 18,706	00:00	2.28
Hotels and motels, including casino hotels	54.0	154.4	31,704	30,774	186.1%	-2.9%	\$4,616,025	\$1,047,229,980	\$ 29,889	\$ 34,030	0.51	1.46
Other accommodations	26.2	30.7	3,235	1,595	17.4%	7'	\$664,412	\$47,351,566	\$	\$	2.43	5.60
Full-service restaurants	270.8	512.4	93,723	97,734	89.2%		\$10,490,681	\$2,175,116,211	\$	\$ 22,256	0.87	1.53
Limited-service restaurants	287.9	291.1	99,658	95,561	1.1%		\$5,141,553	\$1,755,089,355	\$ 17,661	\$ 18,366	0.87	0.89
All other food and drinking places	33.4	167.1	11,565	42,664	400.2%	268.9%	\$3,805,941	\$1,071,954,712	\$ 22,771	\$ 25,125	0.87	1.14

	Cottonwood Region	aion			2008-13 Employment	nlovment						
	Employment	± .	Arizona Employment	oloyment	Growth	vth	Cottonwood	Arizona	ĕ	r Employee	Cottonwood to Arizona LQ	Arizona LQ
Description	2008	2013	2008	2013	Cottonwood	Arizona	Payroll 2013	Payroll 2013	Cottonwood	Arizona	2008	2013
Business & Financial Services Mondana authorities and denocities coult intermediation	7 03	103.3	21 051	20 010	%O O3) IC O6/	¢4 657 050	21 120 030 150	·	20022	750	35.0
Monetary authorities and depository credit intermediation	90.4	103.3	100,10	39,616	50.3%	25.0%	54,057,059	\$2,003,204,100	n 4	00,000	0.64	0.75
Nondepository credit intermediation and related activities	75.4	11.7	52,/42	45,420	-84.5%	-13.9%	\$450,492	\$3,563,330,566	,, ,, (78,453	0.43	0.07
Securities and commodity contracts intermediation and prokerage	35.1	43.7	17,284	43,798	24.5%	153.4%	250,000	501,0201,930,005	۸ ،	21,580	0.61	0.29
Other infancial investment activities	42.6	17.6	20,984	25,182	30.0%	20.0%	\$489,021	\$621,558,594	\$ 1,051 \$	24,682	0.50	0.74
Instruments agencies brokerages and related artivities	62.6	59.4	25,555	27,077	-5.1%	%6.67	\$1 537 913	\$1.462.890.25	· •	53,674	0.30	0.13
Real estate	181.5	661.8	207.418	211.679	264.7%	2.1%	\$2.400.233	\$1.741.136.841	· •	8,225	0.26	0.91
Legal services	77.0	80.9	27,289	27,840	2.0%	2.0%	\$1,679,989	\$1,581,518,066	Ş	56,807	0.85	0.85
Accounting tax preparation, bookkeeping, and payroll services	175.7	133.9	29.147	24.462	-23.8%	-16.1%	\$2.592.798	\$901.898.133	. \$	36.869	181	1.59
Architectural, engineering, and related services	60.7	42.9	46,631	39.939	-29.4%	-14.4%	\$943,521	\$2,608,544,434	\$	65,313	0.39	0.31
Custom computer programming services	0.0	36.8	23,373	24.184	0.0%	3.5%	\$1,254,551	\$1,543,047,852	\$	63.805	0.00	0.44
Computer systems design services	39.0	12.3	16,796	15,152	-68.4%	-9.8%	\$312,657	\$959,563,232	Ş	63,328	0.70	0.24
Other computer related services, including facilities management	0.4	7.6	2,683	9,461	1644.8%	252.6%	\$151,946	\$520,174,133	\$ 20,020 \$	54,983	0.05	0.23
Management consulting services	16.3	37.6	28,250	28,993	130.6%	2.6%	\$1,018,366	\$1,392,920,044	\$	48,043	0.17	0.38
Environmental and other technical consulting services	0.8	12.9	2,613	4,692	1428.8%	79.5%	\$676,595	\$228,138,336	\$ 52,334 \$	48,623	0.10	0.80
Advertising, public relations, and related services	5.8	13.4	12,745	12,251	133.8%	-3.9%	\$152,771	\$433,736,877	\$ 11,360 \$	35,403	0.14	0.32
Photographic services	8.7	2.5	2,040	1,405	-70.9%	-31.2%	\$36,882	\$23,424,183	\$ 14,565 \$	16,676	1.28	0.52
Marketing research and all other miscellaneous professional, scientific, and technical services	1.4	7.6	6,833	9,243	449.7%	35.3%	\$229,836	\$351,306,458	\$ 30,417 \$	38,007	90.0	0.24
Management of companies and enterprises	36.7	93.1	28,563	32,738	153.5%	14.6%	\$395,681	\$2,891,341,55	\$ 4,251 \$	88,318	0.39	0.83
Office administrative services	3.8	26.4	12,577	20,000	298.3%	29.0%	\$1,076,000	\$1,321,266,724	, \$	66,064	60:0	0.38
Facilities support services	0.0	2.0	5,053	5,830	0.0%	15.4%	\$85,367	\$252,992,783	\$ 41,735 \$	43,395	0.00	0.10
Employment services	611.9	156.6	138,355	123,606	-74.4%	-10.7%	\$3,774,013	\$3,646,332,764	\$ 24,098 \$	29,500	1.33	0.37
Business support services	0.0	15.4	32,170	40,931	0.0%	27.2%	\$211,279	\$1,181,724,243	\$	28,871	0.00	0.11
Investigation and security services	1.2	13.5	17,438	19,411	1065.0%	11.3%	\$275,256	\$541,957,642	\$ 20,427 \$	27,920	0.02	0.20
Services to buildings	94.5	111.8	29,286	31,778	18.3%	8.5%	\$1,330,577	\$694,111,389	\$	21,843	0.97	1.02
Landscape and horticultural services	65.0	95.5	20,141	19,254	47.0%	-4.4%	\$1,498,990	\$503,286,407	\$	26,139	0.97	1.44
Other support services	0.0	5.9	3,946	4,675	0.0%	18.5%	\$89,007	\$160,144,867	\$	34,253	0.00	0.37
Waste management and remediation services	14.7	36.4	4,910	5,742	146.9%	16.9%	\$1,365,020	\$349,229,950	\$ 37,533 \$	60,817	0.90	1.84
Construction												
Health care structures	58.4	23.0	13,869	5,810	-90.6%	-58.1%	\$882,748	\$339,562,714	\$	58,441	1.26	1.15
Manufacturing structures	42.9	27.2	10,069	6,832	-36.6%	-32.2%	\$1,079,903	\$408,192,505	\$	59,747	1.28	1.16
Power and communication structures	82.2	45.6	19,558	10,287	-44.5%	-47.4%	\$2,227,720	\$632,150,513	Ş	61,448	1.26	1.29
Educational and vocational structures	109.8	29.7	26,076	7,431	-73.0%	-71.5%	\$864,550	\$326,591,217	s ·	43,948	1.26	1.16
Highways and streets	61.9	36.0	14,716	680'6	-41.7%	-38.2%	\$1,455,618	\$559,926,025	ν.	61,605	1.26	1.15
Commercial structures, including farm structures	162.6	34.8	38,623	8,834	-78.6%	-77.1%	\$1,387,888	\$520,659,851	s ·	58,936	1.26	1.15
Other nonresidential structures	61.7	108.9	14,668	27,364	76.6%	86.6%	\$3,927,758	\$1,500,823,853	٠,	54,846	1.26	1.16
Single-ramily residential structures	244.4	102.6	49,606	21,328	-58.0%	-57.0%	\$2,928,934	5936,388,550	5 28,555 5	43,904	1.48	1.40
Mutifalmily residential structures	0.52	117.1	3,190	3,000	-31.7%	-30.0%	\$303,342	\$1104,500,274	۰۰	01,110	1.40	1.41
Other residential maintenance and renair	100.8	112.1	24 042	23,132	34.0%	30.3%	\$2.980.363	\$1.146.442.505	··	49629	1.76	1.41
Residential maintenance and repair	51.1	20.0	10.362	10.315	-2.1%	-0.5%	\$1,693,218	\$532,960,266	. \$	51.670	1.48	1.41
Maintenance and repair of highways, streets, bridges, and tunnels	17.0	34.5	4.058	8.704	102.8%	114.5%	\$1,122,929	\$431,951,843	. \$	49,629	1.26	1.15
Education & Knowledge Creation												
Elementary and secondary schools	98.7	131.2	19,681	24,411	33.0%	24.0%	\$3,967,240	\$769,855,164	\$ 30,229 \$	31,537	1.51	1.56
Junior colleges, colleges, universities, and professional schools	0.0	138.7	18,759	19,225	New	2.5%	\$6,791,974	\$880,327,942	\$ 48,982 \$	45,791	00:0	2.10
Other educational services	22.0	52.8	17,442	21,848	140.2%	25.3%	\$1,664,977		\$	38,113	0.38	0.70
Employment and payroll of local govt, education	757.0	632.3	141,804	144,116	-16.5%	1.6%	\$32,367,302	\$7,849,533,691	\$ 51,186 \$	54,467	1.60	1.28
Energy												
Drilling oil and gas wells	1.9	3.6	177	820	89.5%	381.2%	\$18,515	\$12,436,677	\$	14,633	3.25	1.24
Support activities for oil and gas operations	6.1	24.2	336	343	294.1%	2.2%	\$757,599		\$ 31,290 \$		5.49	20.53
Water, sewage and other systems	19.6	12.7	2,350	2,034	-35.4%	-13.5%	\$470,343	\$159,573,135	\$	78,468	2.51	1.81

	Cottonwood Region	d Region			2008-13 Employment	ment					:	
Description	2008	Employment 2013	Arizona Empioyment	2013	Cottonwood	Arizona	Pavroll 2013	Arizona Pavroll 2013	Cottonwood Arizona	Per Employee Arizona	2008 2013	Arizona LQ 2013
Government												
Employment and payroll of federal govt, military	78.8	65.8	38,668	35,575	-16.6%	-8.0%	\$2,332,735	\$2,356,453,125	\$ 35,472	\$ 66,240		0.54
Postal service	35.1	28.0	11,917	9,145	-20.3%	-23.3%	\$2,231,687	\$769,833,008	\$	\$ 84,178		0.89
Other local government enterprises	69.7	141.5	14,127	27,697	103.0%	96.1%	\$7,204,829	\$1,955,897,339	\$	\$ 70,617	1.48	1.49
Employment and payroll of state govt, non-education	182.2	62.9	57,024	45,693	-63.9%	-19.9%	\$3,929,776	\$2,913,971,191	\$	\$ 63,773	96:0	0.42
Employment and payroll of local govt, non-education	354.1	473.7	110,818	88,726	33.8%	-19.9%	\$29,059,572	\$6,157,529,785	\$	\$ 69,399	96:0	1.55
Employment and payroll of federal govt, non-military	45.9	102.3	41,110	29,492	123.0%	-28.3%	\$11,001,219	\$3,417,426,025	\$ 107,579	\$ 115,875	0.33	1.01
Healthcare/Biomedial/Biotechnical			_		_	-						
Scientific research and development services	0.0	80.0	6,529	27,641	0.0%	323.4%	\$3,911,769	\$1,902,759,521	\$ 48,904	\$		0.84
Veterinary services	50.2	92.2	8,618	9,464	83.9%	9.8%	\$1,527,256	\$245,126,877	\$ 16,557	\$ 25,900		2.84
Offices of physicians	310.0	182.3	60,295	61,035	-41.2%	1.2%	\$12,366,774	\$5,112,574,707	\$ 67,822	\$ 83,765		0.87
Offices of dentists	81.4	85.6	15,827	20,301	5.2%	28.3%	\$3,736,401	\$980,501,526	\$ 43,639	\$ 48,299	1.54	1.23
Offices of other health practitioners	62.6	75.4	12,179	18,088	20.5%	48.5%	\$2,688,081	\$659,054,993	\$ 35,633	\$ 36,436		1.21
Outpatient care centers	96.7	106.2	17,802	26,667	9.8%	49.8%	\$4,962,860	\$1,478,470,825	\$ 46,740	\$ 55,442		1.16
Medical and diagnostic laboratories	43.7	29.7	8,048	7,951	-31.9%	-1.2%	\$1,018,022	\$453,798,950	\$	\$ 57,073		1.09
Home health care services	55.0	89.0	19,759	24,964	61.6%	26.3%	\$1,882,244	\$726,186,584	\$	\$ 29,089		1.04
Other ambulatory health care services	38.1	55.2	600'2	10,869	45.1%	55.1%	\$1,984,215	\$543,550,842	Ş	\$ 50,008	1.63	1.48
Hospitals	402.1	241.1	71,677	86,574	-40.0%	20.8%	\$17,623,775	\$5,982,092,773	\$ 73,089	\$ 69,098	1.68	0.81
Nursing and community care facilities	177.9	291.5	32,234	36,459	63.8%	13.1%	\$9,898,305	\$1,224,881,104	\$	\$ 33,596	1.66	2.33
Residential mental retardation, mental health, substance abuse and other facilities	44.4	32.5	8,048	14,513	-26.9%	80.3%	\$1,329,374	\$459,452,515	\$ 40,909	\$ 31,659	1.66	0.65
Information Technology			-		-	-						
Wired telecommunications carriers	18.8	44.8	10,682	11,287	138.2%	5.7%	\$1,984,506	\$812,935,303	\$	\$		1.16
Satellite, telecommunications resellers, and all other telecommunications	1.9	4.8	1,071	1,543	154.7%	44.1%	\$97,515	\$121,032,227	\$ 20,295	\$ 78,419	0.53	0.91
Manufacturing			-		-	-					-	
Other basic organic chemical manufacturing	0.0	0.3	33	37	New	14.2%	\$21,242	\$2,845,140	\$	\$		2.40
Dental laboratories	0.3	3.2	1,243	1,127	897.2%	-9.3%	\$209,440	\$47,018,002	\$ 65,180	\$ 41,723		0.83
Fiber, yarn, and thread mills	0.0	1.1	138	120	New	-13.3%	\$80,846	\$5,151,217	\$ 72,137	\$ 43,082	00:00	2.73
Jewelry and silverware manufacturing	4.5	3.2	247	193	-29.2%	-21.7%	\$103,449	\$7,703,295	\$ 32,391	\$ 39,837	5.49	4.81
Toilet preparation manufacturing	0.0	0.8	909	625	New	3.1%	\$30,414	\$31,057,396	\$	\$ 49,693		0.38
Laminated plastics plate, sheet (except packaging), and shape manufacturing	2.1	2.7	33	26	28.9%	-21.9%	\$277,350	\$2,616,407	\$	\$ 100,990		30.84
Rubber and plastics hoses and belting manufacturing	0.0	0.3	184	171	New	-7.4%	\$16,164	\$12,858,413	\$	\$ 75,236		0.54
Electromedical and electrotherapeutic apparatus manufacturing	0.0	1.0	797	715	New	-10.3%	\$43,316	\$51,950,459	\$ 45,359	\$ 72,643	00:00	0.39
Small arms ammunition	0.0	2.2	9	20	New	781.7%	\$53,782	\$2,026,724	\$ 24,783	\$ 40,402	0.00	12.59
All other miscellaneous electrical equipment and component manufacturing	3.3	2.2	393	532	-32.0%	35.2%	\$178,303	\$42,584,435	\$ 79,758	\$ 80,063	2.51	1.22
Forestry, forest products, and timber tract production	0.3	0.4	135	86	32.6%	-27.6%	\$393	\$2,059,979	\$ 1,069	\$ 20,999		1.09
Other millwork, including flooring	0.3	1.4	886	297	403.4%	-96.5%	\$58,169	\$11,064,925	\$ 42,376	\$ 37,232		1.34
Paper bag and coated and treated paper manufacturing	0.0	78.9	398	480	New	20.6%	\$6,315,639	\$29,946,642	\$ 79,997	\$ 62,442		47.90
Wood kitchen cabinet and countertop manufacturing	13.7	25.5	3,264	2,087	85.7%	-36.1%	\$1,064,586	\$76,196,663	\$ 41,806	\$ 36,518		3.55
All other miscellaneous manufacturing	x x	7.4	1,522	1,041	-15.6%	-31.6%	\$300,284	542,191,910	\$ 40,581	\$ 40,540	L./3	4.70
Potterly, ceraniliss, and pignibilig tixture mando of purchased above	0.0	2.3	132	141	30.2%	0.070	\$20,000	74,170,087	\$ 12,403	29,600		4.79
Grandy, mix concrete manufacturing	11.2	20.0	725 A 3A1	2 346	77.3%	76.0%	\$1 147 672	\$137 530 853	\$ 57.395	5 58620		2.78
ready-in Contract manufacturing	0.0	20.0	4,341	635	weN	-40.0%	\$18,246	\$38.363.861	\$ 53.810	\$ 60.448		0.16
Electroniating, and coloring metal	0:0	4.2	791	633	New	-20.0%	\$187.979	\$29.576.387	\$ 44.882	\$ 46.703	00:0	1.92
Farm machinery and equipment manufacturing	0.0	2.7	289	280	New	-3.0%	\$168,076	\$25,319,527	\$ 62,995	\$ 90,341	0.00	2.77
Industrial mold manufacturing	0.0	1.3	410	338	New	-17.6%	\$48,451	\$20,006,695	\$ 38,375	\$ 59,232	0.00	1.09
Speed changer, industrial high-speed drive, and gear manufacturing	9.0	0.3	10	27	-55.3%	158.9%	\$8,352	\$1,231,911	\$ 31,789	\$ 45,937	17.05	2.85
Conveyor and conveying equipment manufacturing	1.3	1.1	57	166	-17.3%	192.0%	\$38,637	\$7,139,189	\$ 34,996	\$ 42,937	7.04	1.93
Other aluminum rolling, drawing and extruding	0.0	1.0	929	546	New	-19.1%	\$54,950	\$34,639,713	\$ 54,031	\$ 63,418	0.00	0.54
Ferrous metal foundries	4.6	6.9	1,426	335	48.9%	-76.5%	\$452,431	\$22,594,728	\$ 65,991	\$ 67,436	76:0	5.95
Handtool manufacturing	0.8	0.2	261	198	-77.4%	-24.3%	\$7,341	\$8,365,703	\$ 42,634	\$ 42,275	0.87	0.25
Prefabricated metal buildings and components	9.0	3.6	396	512	515.0%	29.1%	\$195,914	\$43,760,513	\$ 54,677	\$ 85,523	0.44	2.04
Sheet metal work manufacturing	12.7	8.3	2,866	2,602	-34.3%	-9.2%	\$436,641	\$134,089,340	\$	\$ 51,539	1.33	0.93
Hardware manufacturing	0:0	0.1	41	109	New	167.0%	\$9,376	\$6,960,875	\$ 63,683	\$ 63,882	0.00	0.39

1 2001 2001 2001	Employment 8 2013 14.7 41.4 10.0 0.0 0.0 0.8 0.0 141.9 0.0 0.4 0.0 0.4 0.5 1.2 0.6 0.8 22.4 10.7 67.8 26.0 83.2 19.3 86.5 88.2 23.1.3 13.1 12.1 25.6 12.1 25.6	Adizona Employment 2008 3.679 487 2.85 3.167 3.167 6.476 6.478 4.478 2.5568 4.478 1.16.29 1.16.29 1.18.577 1.26.49 3.27.641 3.27.641	172 4,205 709 7709 7709 7709 7709 7709 7709 770	Cottonwood	14.3% 14.3% 45.6% -39.7%	Cottonwood Payroll 2013 \$1,769,985 \$50,756	Arizona Payroll 2013 \$235,910,004 \$37,980,850	2013 Earnings Per Employee Cottonwood Arizona Arizona S	Arizona S6.105	2008 2013 2013 1 2013	2013
truing (Continued) shops ricated metal manufacturing ricated metal and electronic equipment manufacturing ricated metal and electronic equipment manufacturing ricate parts and auxiliary equipment manufacturing. ricate parts and auxiliary equipment manufacturing. Isenical, fertilizer mineral mining ining services Ser	21 11 11 11 11 11 11 11 11 11 11 11 11 1	3,679 487 487 487 487 3,167 3,167 13 6,476 6,476 5,568 4,478 11,629 11,629 11,629	4,205 709 172 426 3,709 8,284 6,243 3,496 6,243 3,496 11,434		14.3% 45.6% -39.7%	\$1,769,985 \$50,756	\$235,910,004 \$37,980,850	Cotton	Ariz		
tturing (Continued) shops shops shops ricated metal manufacturing hicle electrical and electronic equipment manufacturing hicle steering, suspension component (except spring), and brake systems manufacturing hidle steering, suspension component (except spring), and brake systems manufacturing raft parts and auxiliary equipment manufacturing services semical, fertilizer mineral mining ning services Services Services Iservices Indiconsument rental and leasing Services	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	3,679 487 285 379 3,167 13 66 6,476 6,478 6,478 2,568 4,478 11,629 11,629 11,629 11,629 11,629 11,629 11,629 11,627 11,627 11,627	4,205 709 172 172 172 172 172 172 172 173 173 173 173 173 173 173 173 173 173	181.2% New New 0.0%	14.3% 45.6% -39.7%	\$1,769,985	\$235,910,004	s,	s	1.20	2.87
Is shops Included the component of executing the component of executing the component of executing the component of executing and brake systems manufacturing thick steering, suspension component of executing and brake systems manufacturing thick steering, suspension component manufacturing and auxiliary equipment manufacturing ming services Services Servi	7	3,679 2,85 3,167 3,167 3,167 6,478 6,478 6,478 1,16,29 1,29 1,29 1,29 1,29 1,29 1,29 1,29 1	4.205 709 172 426 3,709 8 2 8 2 1125 8,84 6,243 3,496 3,6743 11,434	181.2% New New 0.0%	14.3% 45.6% -39.7%	\$1,769,985 \$50,756	\$235,910,004 \$37,980,85C	Ş	Ş	1.20	2.87
vicated metal manufacturing hide steertrical and electronic equipment manufacturing hide steertrical and electronic equipment manufacturing realt parts and auxiliary equipment (except spring), and brake systems manufacturing realt parts and auxiliary equipment manufacturing rental, fertilizer mineral mining smids, fertilizer mineral mining services Serv		487 285 379 3,167 66 6476 5,568 4,478 2,4959 11,629 11,629 11,629 11,629 11,629	709 426 3,709 42 42 82 1125 8,984 6,243 3,496 3,6743 11,434	New New New 0.0%	45.6%	\$50,756	\$37,980,850			2	i
hicle electrical and electronic equipment manufacturing hicle steering, suspension component (except spring), and brake systems manufacturing rraft parts and auxiliary equipment manufacturing emical, fertilizer mineral mininig ning services I Services	77	285 379 3,167 13 66 6,476 6,478 4,478 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1629 1,1627	172 426 3,709 42 42 42 125 125 8,984 6,243 3,496 3,6743 11,434	New New 0.0%	-39.7%			\$ 44,668	\$ 53,568	0.00	0.47
hicle steering, suspension component (except spring), and brake systems manufacturing craft parts and auxiliary equipment manufacturing manufacturing manufacturing manufacturing services consistent in the services services services and consumer goods rental and leasing can disconsime goods rental except video tapes and discs (6 sial and industrial machinery and equipment rental and leasing 3		3.167 3.167 13 6.476 6.476 6.478 4.478 1.1629 1.1629 1.1629 1.1629	426 3,709 42 82 82 125 125 6,243 6,243 11,434	0.0%		\$45,677	\$8,138,362	\$	\$ 47,386	0.00	1.37
craft parts and auxiliary equipment manufacturing Is a micel, fertilizer mineral mining ining services Services Services Services Identified and leasing and consumer goods rental except video tapes and discs island industrial machinery and equipment rental and leasing 3	71	3.167 13 6.66 6.476 5.568 4.478 1.4,529 1.1,629 1	3,709 42 82 125 125 8,984 6,243 3,496 3,496 11,434	0.0%	12.3%	\$72,310	\$15,268,868	37,025	\$ 35,860	0.00	1.33
emical, fertilizer mineral mining ining services Services Servic	177	13 66 58 58 6476 5,568 4,478 2,4359 11,629 11,629 11,627 18,577	42 82 125 125 8,984 6,243 3,496 36,743	New	17.1%	\$8,424,718	\$317,393,677	\$ 59,353	\$ 85,579	0.00	11.14
semical, fertilizer mineral mining ining services Is broizes Re additional leasing And consumer goods rental except video tapes and discs isial and industrial machinery and equipment rental and leasing		13 66 676 6,476 5,568 4,478 2,4359 11,629 11,629 18,577	82 82 125 125 8,984 6,243 3,496 3,643 36,743	New							
easing 6		6476 6,476 5,568 4,478 24,959 11,629 18,577 2,7641	8, 125 125 8,984 6,243 3,496 3,6743 11,434		229.4%	\$27,729	\$3,671,983	\$ 65,603	\$ 87,469	0.00	2.93
easing		58 6,476 5,568 4,478 24,959 11,629 1,629 2,641	8,984 6,243 3,496 36,743 11,434	147.2%	23.7%	\$33,405	\$2,433,700	\$ 27,443	\$ 29,796	2.24	4.34
easing		6,476 5,568 4,478 24,959 11,629 18,577 27,641	8,984 6,243 3,496 36,743 11,434	New	117.2%	\$52,753	\$6,143,884	\$ 68,543	\$ 49,062	0.00	1.79
easing	7	6,476 5,568 4,478 24,959 11,629 18,577	8,984 6,243 3,496 36,743 11,434								
easing	1	5,568 4,478 24,959 11,629 18,577 27,641	6,243 3,496 36,743 11,434	-52.4%	38.7%	\$163,215	\$291,487,610	\$ 15,304	\$ 32,444	1.04	0.35
	1 2	4,478 24,959 11,629 18,577 27,641	3,496 36,743 11,434	-61.6%	12.1%	\$608,543	\$229,739,349	\$ 23,404	\$ 36,801	3.65	1.21
		24,959 11,629 18,577 27,641	36,743	-41.9%	-21.9%	\$627,047	\$177,174,530	\$ 32,482	\$ 50,675	2.23	1.61
Individual and family services 84.0	2	11,629	11,434	71.3%	47.2%	\$2,447,868	\$717,906,616	\$	\$ 19,539	1.01	1.14
Community food, housing, and other relief services, including rehabilitation services	2	18,577 27,641		27.6%	-1.7%	\$1,944,560	\$278,022,339	\$ 22,039	\$ 24,316	1.79	2.25
Child day care services 58.5	2	27,641	15,265	-25.9%	-17.8%	\$768,023	\$253,773,666	\$ 17,712	\$ 16,624	0.95	0.83
Automotive repair and maintenance, except car washes			37,800	-8.1%	36.8%	\$5,477,136	\$1,235,496,582	\$ 25,719	\$ 32,685	2.52	1.64
Car washes 12.1		6,972	8,571	111.4%	22.9%	\$360,447	\$153,494,247	\$ 14,073	\$ 17,910	0.52	0.87
Electronic and precision equipment repair and maintenance	0.6 9.0	4,409	4,413	245.0%	0.1%	\$287,882	\$214,716,934	\$ 31,965	\$ 48,653	0.18	0.59
Commercial and industrial machinery and equipment repair and maintenance	.7 9.4	6,963	7,994	243.5%	14.8%	\$417,932	\$369,571,228	\$ 44,626	\$ 46,231	0.12	0.34
Personal and household goods repair and maintenance	.3 14.4	5,004	5,499	-32.3%	9:9%	\$286,975	\$146,332,108	3 \$ 19,870	\$ 26,609	1.28	0.76
Personal care services 27.7	1	18,942	32,727	263.8%	72.8%	\$611,074	\$327,676,483	\$	\$ 10,012	0.44	0.90
Death care services 18.6	.6 22.9	2,341	3,666	22.8%	26.6%	\$284,955	\$63,706,657	\$ 12,462	\$ 17,377	2.39	1.81
Dry-cleaning and laundry services 6.5	.5 31.8	10,875	15,234	392.3%	40.1%	\$166,843	\$196,057,999	\$ 5,253	\$ 12,870	0.18	0.61
Other personal services 25.9	96.4	6,638	12,872	272.8%	93.9%	\$811,185	\$165,200,165	\$ 8,413	\$ 12,834	1.17	2.18
Religious organizations 28.9	.9 28.3	8,985	10,242	-1.8%	14.0%	\$458,402	\$308,447,906	5 \$ 16,177	\$ 30,115	0.96	0.80
Grantmaking, giving, and social advocacy organizations 30.3	.3 48.4	10,630	10,858	%0.09	2.1%	\$1,218,987	\$555,797,485	\$ 25,162	\$ 51,189	0.86	1.30
Business and professional associations	.7 44.4	9,511	4,227	35.8%	-55.6%	\$2,783,316	\$297,460,144	\$ 62,634	\$ 70,368	1.03	3.06
Labor and civic organizations 36.7	.7 73.3	10,670	16,789	%2'66	57.4%	\$1,107,805	\$442,365,234	\$ 15,110	\$ 26,348	1.03	1.27
Printing & Publishing											
Printing 113.1	.1 113.1	6,539	6,987	%0.0	%6.9	\$5,469,346	\$294,934,998	\$	\$ 42,213	5.19	4.71
Sign manufacturing 8.0	.0 5.1	1,796	1,375	-36.1%	-23.4%	\$267,623	\$66,954,247	\$ 52,230	\$ 48,677	1.34	1.08
Newspaper publishers 38.2	.2 48.6	7,129	4,555	27.2%	-36.1%	\$1,286,286	\$188,019,424	\$ 26,472	\$ 41,279	1.61	3.10
Transportation & Logistics											
Rail transportation 2.3	.3 4.5	2,649	2,711	97.5%	2.3%	\$502,057	\$302,610,077	\$ 111,705	\$ 111,637	0.26	0.48
Truck transportation 153.0	.0 122.1	28,707	28,801	-20.2%	0.3%	\$2,545,258	\$1,119,349,609	\$ 20,846	\$ 38,865	1.60	1.23
Transit and ground passenger transportation 28.9	.9 105.2	10,649	11,480	263.5%	7.8%	\$2,014,450	\$331,574,768	\$ 19,152	\$ 28,882	0.82	2.67
Warehousing and storage 0.0	.0 22.0	8,846	12,248	%0.0	38.5%	\$671,583	\$522,044,556	\$ 30,516	\$ 42,624	0.00	0.52
Wholesale trade 292.7	.7 187.2	114,783	110,104	-36.1%	-4.1%	\$9,708,758	\$ 296(293)099,7\$	\$ 51,875	\$ 69,575	0.77	0.49

City of Cottonwood 827 North Main Street Cottonwood, AZ 86326

Cottonwood Economic Development Plan, Focus on Success II

Cottonwood Economic Development Committee
August 5, 2015





SPONSORED BY



Today's Meeting

- 1. Planning Process Overview
- 2. Economic Vision
- 3. Industry Targets
- 4. Initiatives and Goals







Plan Process Overview









Economic Vision

Cottonwood is the vibrant commercial trade center of the Verde Valley.

It has a thriving and sustainable economy with an abundance of high paying jobs that foster the attraction and retention of talent.

Its superior quality of life, ambiance of Old Town, ample outdoor attractions, and a focus on resource conservation sets Cottonwood apart, which adds to its uniqueness and authenticity as a highly desirable business location.







Five Year Economic Development Plan

Pillars of the

Plan

Strategic Plan Key Initiatives

- Business Development
- Small Business Development and Entrepreneurship
- Tourism
- Community Planning and Development
- Education and Workforce
- Marketing and Promotion







Industry Targets

Industry clusters identified for the Cottonwood region:

- **Agribusiness** this cluster builds on the region's role as the heart of Arizona's wine industry and benefits from the recent growth in wineries and wine tasting rooms.
- Manufacturing this cluster is transforming and has the potential for growth and expansion in niche industries within defense and security, primary metals, forest and wood products, and glass and ceramics. Cottonwood should work with REDC at Yavapai College on the creation of a supply chain strategy.
- Arts, Entertainment and Visitor Industries this is the leading employment cluster and will continue to play a major role as the region positions itself for Eco and Agritourism.
- **Health Services/Bio medical** this cluster encompasses both the delivery of healthcare as well as diagnostic laboratories and medical products and research and development.
- Transportation and Logistics this cluster supports the wine industry and strengthens Cottonwood's position as the trade center of the Verde Valley.







Strategic Plan Initiatives and Goals

Initiative	Goal
1. Business Development	Diversify the economy and provide greater job opportunities for Cottonwood residents.
2. Small Business and Entrepreneurship	Generate job growth through assistance to small business and aspiring entrepreneurs.
3. Tourism	Establish Cottonwood as a premier tourist destination.
4. Community Planning and Development	Provide the basic framework for a healthy and sustainable community.
5. Education and Workforce	Create a first class workforce that provides existing and future business with a "job ready" employment base.
6. Marketing and Promotion	Position Cottonwood as a business location.







Desired Outcome

- Generate robust job growth within industry clusters by maximizing the assets that Cottonwood has;
- Promote job creation and revenue generation of small business and local entrepreneurs;
- Guide investment in infrastructure and other capital projects to stimulate private sector development and job growth;
- Align workforce development with industry needs; and
- Develop the marketing tools to effectively reach its target audience.







Achieving economic development success is about being strategic.

Don't try to boil the ocean!









City of Cottonwood, Arizona
City Council Agenda Communication



■ Print

Meeting Date: September 15, 2015

Subject: Contract for Citywide Drainage Master Plan/Storm System

Mapping Services

Department: Development Services

From: Robert Winiecke, Engineer

REQUESTED ACTION

Award and approval of the contract for RFQ 2015-PW-03; Citywide Drainage Master Plan/Storm System Mapping Services.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to award the contract for a Citywide Drainage Master Plan/Storm System Mapping Services to Shepard-Wesnitzer, Inc. for a not-to-exceed amount of \$373,180.00, subject to approval of the final form of contract by the City Attorney."

BACKGROUND

Staff issued a Request for Qualifications on December 12th, 2014 for a Citywide Drainage Master Plan and Storm System Mapping Services. The intent of this solicitation was to enter into a contract to develop a comprehensive Drainage Master Plan and to map the City's existing storm sewer system. The Drainage Master Plan will identify existing drainage/flooding issues, identify potential areas of drainage/flooding concern, and recommend solutions. This plan will help the City prioritize and plan for future capital expenditures. In addition to the preparation of the Drainage Master Plan, the consultant will prepare maps of the existing storm sewer system which will assist the City in complying with its Arizona Pollutant Discharge Elimination System (AZPDES) Phase II Municipal Separate Storm Sewer System (MS4) permit.

The solicitation was published in the newspaper in consecutive weeks and was posted on Public Purchase as well as the City website. Seven (7) completed Statements of Qualifications were received by the deadline.

The evaluation committee consisted of five staff members, including a Professional Engineer and a representative from the Yavapai County Flood Control District. The review and rankings were based on the criteria established in the Request for Qualifications.

Because the top three companies were ranked so closely, interviews were held with Shepard-Wesnitzer, Inc., Southwestern Environmental Consultants and Entellus. After interviews were conducted the committee

decided unanimously that Shepard Wesnitzer was the most advantageous proposer for the project.

JUSTIFICATION/BENEFITS/ISSUES

The award of the Contract for Services to provide the City with a Drainage Master Plan and Storm Sewer Mapping will provide the City with a valuable long range planning tool as well as allow the City to meet its permit requirements under its AZPDES Phase II MS4 Permit.

COST/FUNDING SOURCE

The Drainage Master Plan and Storm Sewer Mapping is budgeted through a \$400,000.00 grant from the Yavapai County Flood Control District. The total cost of the contract is not to exceed \$373,180.00.

ATTACHMENTS:		
Name:	Description:	Type:
Contract.pdf	Contract Document - SWI (Unsigned)	Backup Material

PROFESSIONAL SERVICES AGREEMENT

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF COTTONWOOD, ARIZONA AND SHEPARD-WESNITZER, INC.

THIS PROFESS	SSIONAL SERVICES AGREEMENT (this "Agreement") is made as of <u>Septer</u>	<u>nber</u> , 2015, betweer
the CITY OF C	COTTONWOOD, an Arizona municipal corporation (the "City") and Shepard-V	Vesnitzer, Inc., (the
"Consultant")	").	

AGREEMENT

In consideration of the following mutual covenants and conditions, the City and the Consultant hereby agree as follows:

- 1. <u>Term of Agreement</u>. This Agreement shall be effective as of the date first set forth above and shall remain in full force and effect until completion of project as defined in the attached Scope of Services, Exhibit A.
- 2. <u>Scope of Work</u>. The Consultant shall provide the Services as set forth in the attached Scope of Work, which is marked as Exhibit A and incorporated by reference herein.
- 3. <u>Compensation</u>. The City shall pay the Consultant in accordance with the cost proposal attached hereto as Exhibit B, up to a maximum contract price of <u>Three Hundred Seventy-Three Thousand</u>, <u>One Hundred Eighty</u> dollars (\$373,180.00).
- 4. <u>Payments</u>. The Consultant shall submit an invoice to the City for each requested payment. Invoices shall itemize all Services completed to the date of the invoice and provide sufficient detail to justify payment.
- 5. <u>Indemnification</u>. To the fullest extent permitted by law, Offeror, its successors, assigns and guarantors, shall pay, defend, indemnify and hold harmless City of Cottonwood, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense ("claims"), to the extent such claims relate to, arise from or out of or result from the negligent, reckless or otherwise wrongful actions, acts, errors, mistakes or omissions of the Offeror, any subcontractor or anyone directly or indirectly employed by any of them or any other person or party for whose acts any of them may be liable relating to work or services provided under any Contract that results from this solicitation, including any injury or damages claimed by any of Offeror's and/or any subcontractor's employees.

6. Insurance.

- 6.1 General.
 - a. <u>Insurer Qualifications</u>. Without limiting any obligations or liabilities of the Consultant, the Consultant shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona with an AM Best, Inc. rating of A- or above with policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Agreement at the City's option.
 - b. <u>No Representation of Coverage Adequacy</u>. By requiring insurance herein, the City does not represent that coverage and limits will be adequate to protect the Consultant. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve the Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

- c. <u>Additional Insured</u>. All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees as Additional Insured as specified under the respective coverage sections of this Agreement. An endorsement must be included with the certificate of insurance, which allows the City to be listed as an Additional insured.
- d. <u>Coverage Term</u>. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Agreement.
- e. <u>Primary Insurance</u>. The Consultant's insurance shall be primary insurance and non-contributory with respect to performance of this Agreement and in the protection of the City as an Additional Insured.
- f. <u>Claims Made</u>. In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for three years past completion and acceptance of the services. Such continuing coverage shall be evidenced by submission of annual Certificates of Insurance citing applicable coverage is in force and contains the provisions as required herein for the three-year period.
- g. <u>Waiver</u>. All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees for any claims arising out of the work or services of the Consultant. The Consultant shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.
- h. <u>Policy Deductibles and/or Self-Insured Retentions</u>. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the City. The Consultant shall be solely responsible for any such deductible or self- insured retention amount.
- i. <u>Use of Subcontractors</u>. If any work under this Agreement is subcontracted in any way, the Consultant shall execute written agreement with the Subcontractor containing the indemnification provisions set forth in this Section and insurance requirements set forth herein protecting the City and the Consultant. The Consultant shall be responsible for executing the agreement with the Subcontractor and obtaining certificates of insurance verifying the insurance requirements, and listing the City as Additional insured.
- j. <u>Evidence of Insurance</u>. Prior to commencing any work or services under this Agreement, the Consultant shall furnish the City with certificate(s) of insurance, and formal endorsements as required by this Agreement, issued by Consultant's insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverage's, conditions and limits of coverage specified in this Agreement and that such coverage and provisions are in full force and effect. If a certificate of insurance is submitted as verification of coverage, the City shall reasonably rely upon the certificate of insurance as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the above-cited policies expire during the life of this Agreement, it shall be the Consultant's responsibility to forward renewal certificates within ten days after the renewal date containing all the aforementioned insurance provisions. Certificates of insurance shall specifically include the following provisions:

- (1) The City, its agents, representatives, officers, directors, officials and employees are Additional Insured's as follows:
 - (a) Commercial general Liability
 - (b) Auto Liability
 - (c) Excess Liability Follow Form to underlying
- (2) The Consultant's insurance shall be primary insurance as respects performance of the Agreement.
- (3) All policies, including Workers' Compensation, waive rights of recovery (subrogation) against the City, its agents, representatives, officers, officials and employees for any claims arising out of work or services performed by the Consultant under this Agreement.
- (4) A 30-day advance notice cancellation provision. If ACORD certificate of insurance form is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

6.2 Required Insurance Coverage.

- a. <u>Commercial General Liability</u>. The Consultant shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than one million dollars (\$1,000,000.00) for each occurrence, one million dollars (\$1,000,000.00) Products and Completed Operations Annual Aggregate and a two million dollar (\$2,000,000.00) General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, bodily injury or death, personal injury, advertising injury and property damage To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, officials, volunteers and employees shall be cited as an Additional Insured under "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.
- b. <u>Vehicle Liability</u>. The Consultant shall maintain Business Automobile Liability insurance with a limit of five hundred thousand dollars (\$500,000.00) each occurrence on the Consultant's owned, hired and non-owned vehicles assigned to or used in the performance of the Consultant's work or services under this Agreement. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees shall be cited as an Additional Insured. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.
- c. <u>Professional Liability (Errors and Omissions Liability)</u>. Consultant shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Consultant, or anyone employed by the Consultant, or anyone for whose negligent acts, mistakes, errors and omissions the Consultant is legally liable, with an unimpaired liability insurance limit of one million dollars (\$1,000,000) each claim and two million dollars (\$2,000,000 in the aggregate. In the event the Professional Liability insurance policy is written on a "claims made" basis, Consultant warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery

period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.

- d. <u>Workers' Compensation Insurance</u>. Consultant shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant's employees engaged in the performance of work or services under this Agreement and shall also maintain Employers Liability Insurance of not less than five hundred thousand dollars (\$500,000.00) for each accident, five hundred thousand dollars (\$500,000.00) disease for each employee and five hundred thousand dollars (\$500,000.00) disease policy limit.
- 6.3 <u>Cancellation and Expiration Notice</u>. Insurance required herein shall not expire, be canceled, or materially changed without 30 days prior written notice to the City.
- 7. Applicable Law; Venue. In the performance of this Agreement, the Consultant shall abide by and conform to any and all laws, codes, ordinances and standards of the United States, State of Arizona and City of Cottonwood, including but not limited to, federal and state executive orders providing for equal employment and procurement opportunities, the Federal Occupational Safety and Health Act and any other federal or state laws applicable to this Agreement. This Agreement shall be governed by the laws of the State of Arizona and suit pertaining to this Agreement may be brought only in courts in the State of Arizona.

8. <u>Termination; Cancellation</u>.

- 8.1 <u>For City's Convenience</u>. This Agreement is for the convenience of the City and, as such, may be immediately terminated without cause after receipt by the Consultant of written notice by the City. Upon termination for convenience, the Consultant shall be paid for all undisputed services performed to the termination date.
- 8.2 <u>For Cause</u>. This Agreement may be terminated by either party upon 30 days' written notice should the other party breach any of its terms or otherwise violate the law in connection with the performance of any duty imposed on the party by the terms of this Agreement. In the event of such termination, payment shall be made by the City to the Consultant for the undisputed portion of its fee due as of the termination date.
- 8.3 <u>Due to Work Stoppage</u>. This Agreement may be terminated by the City upon 30 days' written notice to the Consultant in the event that the Services are permanently abandoned. In the event of such termination due to work stoppage, payment shall be made by the City to the Consultant for the undisputed portion of its fee due as of the termination date.
- 8.4 <u>Conflict of Interest</u>. This Agreement is subject to the provisions of A.R.S. § 38-511. The City may cancel this Agreement without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City or any of its departments or agencies is, at any time while the Agreement or any extension of the Agreement is in effect, an employee of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the Agreement's subject.
- 8.5 <u>Gratuities</u>. The City may, by written notice to the Consultant, cancel this Agreement if it is found by the City that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Consultant or any agent or representative of the Consultant to any officer, agent or employee of the City for the purpose of securing this Agreement. In the event this Agreement is cancelled by the City pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover or withhold from the Consultant an amount equal to 150% of the gratuity.
- 8.6 <u>Fund Appropriation Contingency</u>. The Consultant understands that the continuation of this Agreement after the close of any given fiscal year of the City, which ends on June 30, shall be subject to the budget of the

City providing for the contract item as expenditure. The City cannot assure that the budget item for funding this Agreement will be approved in the future; as such assurance would be a legislative and policy determination of the City Council at the time of the adoption of the budget. Should the funding of the Agreement not be approved by City Council, the City may terminate this Agreement as of the close of its fiscal year.

9. Miscellaneous.

- 9.1 <u>Independent Contractor</u>. The Consultant acknowledges and agrees that the Services provided under this Agreement are being provided as an independent contractor, not as an employee or agent of the City. The Consultant, its employees and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of the Consultant, its employees or subcontractors. The Consultant, and not the City, shall determine the time of its performance of the services provided under this Agreement so long as the Consultant meets the requirements of its agreed scope of work as set forth in Section 2 above. The Consultant is neither prohibited from entering into other contracts nor prohibited from practicing its profession elsewhere.
- 9.2 <u>Laws and Regulations</u>. The Consultant shall keep fully informed and shall at all times during the performance of its duties under this Agreement ensure that it and any person for whom the Consultant is responsible remains in compliance with all rules, regulations, ordinances, statutes or laws affecting the Services, including the following: (i) existing and future City and County ordinances and regulations, (ii) existing and future state and federal laws and (iii) existing and future Occupational Safety and Health Administration ("OSHA") standards.
- 9.3 <u>Amendments</u>. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the City and the Consultant.
- 9.4 <u>Provisions Required by Law</u>. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement will promptly be physically amended to make such insertion or correction.
- 9.5 <u>Severability</u>. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.
- 9.6 Relationship of the Parties. It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venture, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Consultant is advised that taxes or Social Security payments will not be withheld from any City payments issued hereunder and the Consultant agrees to be fully and solely responsible for the payment of such taxes or any other tax applicable to this Agreement.
- 9.7 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Agreement. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

- 9.8 <u>Assignment</u>. No right or interest in this Agreement shall be assigned by the Consultant without prior, written permission of the City and no delegation of any duty of the Consultant shall be made without prior, written permission of the City. Any attempted assignment or delegation by the Consultant in violation of this provision shall be a breach of this Agreement by the Consultant.
- 9.9 <u>Subcontracts</u>. No subcontract shall be entered into by the Consultant with any other party to furnish any of the material or services specified herein without the prior written approval of the City. The Consultant is responsible for performance under this Agreement whether or not subcontractors are used.
- 9.10 <u>Rights and Remedies</u>. No provision in this Agreement shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the City to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the City's acceptance of and payment for services, shall not release the Consultant from any responsibilities or obligations imposed by this Agreement or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of this Agreement.
- 9.11 <u>Attorneys' Fees</u>. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.
- 9.12 <u>Liens</u>. All materials or services shall be free of all liens and, if the City requests, a formal release of all liens shall be delivered to the City.
- 9.13 <u>Notices and Requests</u>. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii)

deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City:

If to Consultant:

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received (i) when delivered to the party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

9.14 <u>Confidentiality of Records</u>. The Consultant shall establish and maintain procedures and controls that are acceptable to the City for the purpose of ensuring that information contained in its records or obtained from the City or from others in carrying out its obligations under this Agreement shall not be used or disclosed by it, its agents, officers, or employees, except as required to perform the Consultant's duties under this Agreement. Persons requesting such information should be referred to the City. The Consultant also agrees that any information pertaining to individual persons shall not be divulged other than to employees, agents or officers of the Consultant as needed for the performance of duties under this Agreement.

- 9.15 Public Records. Notwithstanding any provisions of this Agreement regarding confidentiality, secrets, or protected rights, the Consultant acknowledges that all documents provided to the City may be subject to disclosure by laws related to open public records. Consequently, the Consultant understands that disclosure of some or all of the items subject to this Agreement may be required by law. In the event City receives a request for disclosure that is reasonably calculated to incorporate information that might be considered confidential by Consultant, the City agrees to provide the Consultant with notice of that request, which shall be deemed given when deposited by the City with the USPS for regular delivery to the address of the Consultant specified in 9.13. Within ten (10) days of City notice by the City, the Consultant will inform the City in writing of any objection by the Consultant to the disclosure of the requested information. Failure by the Consultant to object timely shall be deemed to waive any objection and any remedy against the City for disclosure. In the event the Consultant objects to disclosure within the time specified, the Consultant agrees to handle all aspects related to the request, including properly communicating with the requestor and timely responding with information the disclosure of which the Consultant does not object thereto. Furthermore, the Consultant agrees to indemnify and hold harmless the City from any claims, actions, lawsuits, or any other controversy or remedy, in whatever form, that arises from the failure to comply with the request for information and the laws pertaining to public records, including defending the City in any legal action and payment of any penalties or judgments. This provision shall survive the termination of this Agreement.
- 9.16 <u>Conflicting Terms</u>. In the event of a conflict between the Exhibit and this Agreement, the terms of this Agreement shall govern.
- 9.17 Compliance with Federal Immigration Laws and Regulations. Consultant warrants that it complies with all Federal Immigration laws and regulations that relate to its employees and complies with A.R.S. § 23-214.A. Consultant acknowledges that pursuant to A.R.S. § 41-4401, a breach of this warranty is a material breach of this contract subject to penalties up to and including termination of this contract, and that the City retains the legal right to inspect the papers of any employee who works on the contract to ensure compliance with this warranty.

By: ______ Diane Joens, Mayor Date of Signing

Attest:

Marianne Jimenez, City Clerk

Approved as to form:

By: ______ Steve Horton, City Attorney

For Consultant:

[NAME]
[ITILE]
[COMPANY]

EXHIBIT A -SCOPE OF SERVICES

City of Cottonwood Drainage Master Plan / Storm Sewer System Mapping 2015-PW-03

The goal of the Drainage Master Plan is to develop a comprehensive plan for the City within its 16.56 square mile corporate boundaries that identifies existing drainage/flooding issues, means to prevent future drainage/flooding concerns, and recommend solutions for a prioritized list of future capital expenditure projects. The goal of the storm sewer system mapping is to comply with the AZDPES Phase II MS4 permit. The data and plans needed will be incorporated and prepared for this project together. The storm sewer system mapping will be used as a basis for portions of the Drainage Master Plan work.

To meet the goals of this study SWI will identify the existing infrastructure system, determine the condition and operating characteristics of the system, identify the existing drainage tributaries, and provide a program for drainage improvement projects including estimated funding requirements. The primary deliverable of the project is the report and plans that will be used as a regulatory tool and for future drainage improvement planning.

The work shall include the following tasks:

MS4 WORK ELEMENTS:

Assumptions – no public meetings required

Task 1: Research and Existing Data Collection

The Consultant will coordinate with ADEQ on the latest storm sewer system mapping requirements. The Consultant shall research and gather pertinent data from the City of Cottonwood, YCFCD, the Arizona Department of Transportation, and other relevant source(s) to ascertain historic flooding/drainage areas of concern and data concerning existing infrastructure. Up to 25 plan sets are anticipated for this task. The information will be used to assist in developing the hydrologic and hydraulic models. The data collected shall be summarized in the DMP report.

The data gathered from the Yavapai County Flood Control District is to include, if available, GIS map layers, shape files, and databases of current and future land uses, land ownership, parcels, aerial photos, utility information, rights-of-way and easements.

Task 2: Field survey

YCFCD 2' contours will be used to minimize the amount of survey needed. The consultant will provide land surveying to tie into the mapping horizontal and vertical control benchmarks on the County State Plane coordinate system.

Field data will include GPS coordinate locations for up to 1,000 existing storm drainage structures including inlet and outlet structures, culvert alignments, roadway centerline grade breaks (crests), and storm drainage manholes to accomplish the mapping and hydraulic modeling.

Task 3: Mapping

The consultant will prepare a storm sewer system inventory plan set of the existing facilities which are documented during the survey and data collection tasks. The plan set will include County GIS City maps

utilized as base sheets for annotation with critical drainage system structures. Mapping will illustrate receiving waters, culverts, manholes, catch basins, channels, existing floodplains, MS4 boundaries and miscellaneous structures located in the field. The inventory plan set will also tabulate the improvements and will include descriptions related to size, type and condition if determined.

DMP WORK ELEMENTS:

Task 4: Existing Data Collection

With the assistance of the Flood Control District, ADOT and the City, the consultant will obtain available individual development drainage reports, FIRM Panels, LOMR reports or other drainage reports within or affecting the study area. Up to 50 drainage reports are anticipated for this task.

Task 5: Public Meetings

The consultant will assist the City of Cottonwood in hosting two public meetings for the project. The public meetings will be "Open House" style meetings with the first scheduled after the initial inventory and data collection has occurred, Task 5. The second meeting will be toward the end of the project after Task 10. The City will provide the consultant with a secure, suitable location and will post media releases and public notices to inform residents of the study and provide an invitation to the first Open House. The City will contact appropriate City staff and other agency officials for invitation to each Open House.

The consultant will prepare exhibits for each meeting and a minimum of three drainage engineers will be present to discuss the exhibits. The consultant will prepare a one-page request for information (RFI) handout for distribution at the meetings as approved by the City. The consultant will compile the public responses and include them in the drainage master plan. It is also anticipated that one City Council meeting presentation will be required after the completion of Task 9.

Task 6: Hydrologic Modeling

The Consultant shall use the U.S. Army Corps of Engineers computer program HEC-HMS to develop a hydrologic model for each tributary within the study area. It is anticipated that up to 30 drainage channels or drainage ways will be modeled. The precipitation data shall be based upon the current NOAA Atlas 14 rainfall data. The HEC-HMS model is to be developed using the procedures as outlined in the ADOT Highway Drainage Design Manual - Hydrology. Peak discharges for the 2-year, 10-year, 25-year, 50-year, and 100-year storm events, with 24-hour duration, shall be developed.

The drainage boundaries and sub-basins will be determined from the topographic mapping obtained from the Flood Control District as a part of this project, supplemented with the USGS Quadrangle mapping data for the areas outside the mapped area. Sub-basin delineations will be prepared in sufficient detail to provide peak discharges at roadway crossings and other key locations throughout the watershed. Peak discharges at key locations that coincide with the 1985 Town of Cottonwood Drainage Study will also be reviewed and provided. The HEC-HMS model will be used to fully document flow-rates through larger developed areas. An appropriate time step and number of ordinates shall be selected such that complete calculation of the flood hydrograph can be accomplished without sacrificing resolution of the flood peak.

Hydrograph routing parameters will be developed from the mapping. The Consultant shall perform site visits and obtain information on the location and condition of existing drainage features, as well as verify watershed boundaries and channel "n" values. The Normal-depth Channel Routing procedure shall be utilized. Soil loss parameters will be estimated using the Green and Ampt loss equations. Existing significant storm water storage areas, if any are identified, are to be incorporated into the HEC-HMS model.

The HEC-HMS model output will be reviewed and cross checked with other Arizona State Standard methodology and envelope curves to determine if the modeled peak flows are reasonable. All calculations or assumptions used in developing the sub-basin and routing parameters shall be documented and included in the study report. The final HEC-HMS model will be submitted in CD-ROM format after final approval.

The Consultant shall obtain the approval of the City following the completion of the hydrologic modeling and prior to beginning the hydraulic capacity analysis.

Task 7: Hydraulic Modeling

The hydraulic capacity of major hydraulic structures, such as culverts, bridges, low-water crossings, storm sewers, will be determined using the results of Task 7. It is anticipated that up to 200 storm drainage structures will be analyzed. The existing capacity of storm drains and culverts will be analyzed to determine areas of insufficient capacity. The hydraulic analysis will also determine up to 100 proposed drainage structures that are under sized. Conceptual Improvements (discussed below) will prioritize, rank and evaluate problem areas. The hydraulic capacity analysis will evaluate the 100-, 50-, 25- and 10-year flow rates. Final results will be presented in the drainage master plan report.

Task 8: Conceptual Improvements Prioritization

The consultant will develop with City Staff improvement concepts for 20 critical areas which require replacement, repair or improvements to the existing infrastructure system. Key problem areas to be evaluated will be based on public input, hydraulic capacity/modeling and City staff. The consultant will develop decision matrix components with City staff and rank the critical areas. The Consultant and the City will establish the evaluation criteria. The top 10 areas will require a summary line item estimate of probable construction costs, and will be categorized by priority, based on the matrix developed with City staff.

Task 9: Preliminary plans for Top 5

After City review of the Top 10 areas, and concurrence on the identified facilities, detailed schematic designs for the top 5 highest ranked projects will be developed. This task is the preparation of the 15%-completion level design plans for proposed drainage solutions, for 5 locations, with updated preliminary engineer's opinion of costs estimate. The Conceptual Improvements will be documented in the DMP report with maps and drawings.

Task 10: Cottonwood Drainage Master Plan Report

The Cottonwood Drainage Master Study Report will be a thorough summary document of the study including summaries of the hydrology, hydraulic analysis, and review comments. The identification of known or potential drainage problems and specific homeowner complaints will be summarized and documented in the report. The report will also include the decision making process used to determine the recommended top ranking projects. Public comments that affected the decision process will be included. The report will include a description of the existing conditions, recommendations, and proposed capital improvement projects with 11" by 17", 15% design plans for the top 5 prioritized project areas. The evaluation criteria and ranking will be presented and discussed. Existing project limitations, including major conveyance limitations will also be discussed. The report will also include a narrative that discusses the advantages and disadvantages of each top 5 prioritized project areas with a comparative cost estimate.

Task 11: MS4 Facility Update

The consultant will assist the City with the development of a MS4 Facility Update document. The document will be applicable to future developments, or City improvement projects, that involve existing or proposed MS4 facilities. Format requirements for MS4 facilities will be outlined so that the City's MS4 data base may be updated as development/improvements occur.

Task 12: Drainage Design Ordinance

The consultant will assist the City with the proposed new Drainage Design Standards Ordinance by preparing exhibits for use in the Standards. Exhibits anticipated include items from the MS4 mapping and Drainage Master Plan report. Minor formatting of exhibits may be required for inclusion in the Design Standards.

DELIVERABLES

- Provide electronic copies of all files including pdfs, GIS, and hydrology files
- Computer disks with all data files and analyses.
- The 15% design plan drawings for the top 5 Improvements.
- All survey field notes and electronic data if not included in a report.
- All maps, ground photographs and exhibits.
- Five bound copies and one reproducible copy of the DMP Report and maps.

TIME FRAME for MILESTONE EVENTS:

- ✓ Data Collection and Inventory approximately 180 days
- ✓ First Public Meeting approximately 180 days
- ✓ Hydrology Report approximately 240 days after Notice to Proceed (NTP).
- ✓ Conceptual Improvements Prioritization List approximately 300 days after NTP.
- ✓ Concurrence meeting and review of Conceptual Improvements and second Open House 330 days after NTP.
- ✓ The DMP Report, 15%-completion level construction plans and preliminary engineer's opinion of costs estimate approximately 360 days after NTP.

EXHIBIT B – COST PROPOSAL

SWI	Engineering										
DDO	IECT NAME, COTTONWOOD DRAINACE MACTER DI AN / CTORM CEWER MADRING DROIE	CT									
rkU	JECT NAME: COTTONWOOD DRAINAGE MASTER PLAN / STORM SEWER MAPPING PROJE	CI									
	DATE PREPARED: August 27,2015 SWI Project Number 14267 PROJECT TASKS & HOURS -					SV	VI STA	FF HC	URS		
	COTTONWOOD DRAINAGE MASTER PLAN / STORM SEWER MAPPING PROJECT				EIT/CADD Designer- Drafter	Survey Manager	Surveyor	Clerical		Total	
No.	Contract Task/Phase	E-4	E-3	E-2					Total Man	Labor	
	MC4 WARD V ET EMENTE	\$160	\$ 150	\$130	\$ 95	\$120	\$105	\$ 60	Hours	Cost	Subtotals
1	MS4 WORK ELEMENTS MS4 TASK 1.0 RESEARCH AND EXISTING DATA COLLECTION										
2	Coordinate with ADEQ for Project Requirements		8						8	\$ 1,200	
3	ADOT and City Plans - Assumes 25 Plan Sets Scanned		16		48			16	80	\$ 7,920	
<u>4</u>	County GIS Base Maps	-	12		32				44	\$ 4,840	Φ 12 O CO
6	TASK 2.0 FIELD SURVEY										\$ 13,960
7	Benchmarks		8			16	40		64	\$ 7,320	
8	Structures - Assumed 1,000		40			50	500		590	\$ 64,500	
9											\$ 71,820
10 11	TASK 3.0 MAPPING Compilation of Tasks 1 and 2	1	16			20	80		116	\$ 13,200	
12	Preparation of Fasks 1 and 2 Preparation of Base Maps with Structure Inventory	t	24	40	80	20	240		384	\$ 13,200	
13	repartion of Base maps wan butterine inventory			10	- 00		210		301	ψ 11,000	\$ 54,800
14	DRAINAGE MASTER PLAN WORK ELEMENTS										
15	TASK 4.0 EXISTING DATA COLLECTION	 	10						00	00000	
16	Collect and Review ADOT, City and Yavapai County Flood Control District Reports for Significant Drainage Facilities - Assumed 50 Reports - Include Scanning		40					50	90	\$ 9,000	
17	ZAMINGO A ROBINGO DO ROPOTO - HORAGO DOMINING	t	<u> </u>	t	1	1		1			\$ 9,000
18	TASK 5.0 PUBLIC MEETINGS										
19	1st Public Open House - To Be Scheduled at Completion of Task 5	8	8		8				24	\$ 3,240	
20 21	2nd Public Open House - To Be Scheduled at the Completion of Task 10 Preparation and Distribution by the City of a Public Request for Information (RFI)	8	8		8				24 4	\$ 3,240 \$ 640	
22	Review and Compilation of Public Responses to the RFI	32							32	\$ 5,120	
23	City Council Meeting for Presentation of Project Prioritization - To be Scheduled at the Completion of	32	8						8	\$ 1,200	
	Task 9										
24	TAGE (A HERDALAGIG MADELING										\$ 13,440
25 26	TASK 6.0 HYDROLOGIC MODELING Modeling of up to 30 Drainage Basins	1	80	400	200				680	\$ 83,000	
27	Field Review of Drainage Basin Routing Parameters		16	60	200				76	\$ 10,200	
28	Preliminary Report and Basin Mapping		40	80					120	\$ 16,400	
29											\$ 109,600
30	TASK 7.0 HYDRAULIC MODELING Existing Capacity Analysis of MS4 Identified Structures - Assumes 200 Culverts		90	120	80				200	\$ 35,200	
31	Proposed Structure Sizing from Task 7 Row Data Assuming 100		80 40	40	60				280 140	\$ 16,900	
33										7 20,200	\$ 52,100
34	TASK 8.0 CONCEPTUAL IMPROVEMENTS PRIORITIZATION										
35	Identification of Key Problem Areas from Public Input, Hydraulic Modeling and Staff Concerns - Assumed	8	8	16					32	\$ 4,560	
36	20 Locations Develop Decision Matrix Components with City Staff and Prepare a Prioritization List City Approval	8	8	16					32	\$ 4,560	
30	Beversp Seesson viduals Components with City State and Trepare at Thomasalon List City Approval			10					32	Ψ 1,500	
37	Cost Estimates for the 10 Highest Ranked Projects	8	8						16	\$ 2,480	
38	THE CALL OF DEPTH A PROPERTY OF A PARK BY A VISIT FOR THOR TO BE THE CHICAGO										\$ 11,600
39 40	TASK 9.0 PREPARATION OF 15% PLANS FOR TOP 5 PROJECTS Develop 15% Level of Detail Schematic Designs for the 5 Highest Ranked Projects	10	10	20	40				80	\$ 9,500	
41	Develop 13 % Develor Detail Scientage Designs for the 3 Highest Rained Frojects	10	10	20	40				0	\$ 9,300	
42											\$ 9,500
43	TASK 10.0 DRAINAGE MASTER PLAN REPORT										
44 45	Prepare Final Drainage Master Plan with Exhibits and Attachments including Agency Review Comments	16	16	40	16	-	_	16	104	\$ 12,640	\$ 12,640
45 46	TASK 11.0 MS4 FACILITY UPDATES	t								 	\$ 12,04U
47	Assist the City with Development of format requiremement document for future Developments to Update	4	8	4	l	4		l	20	\$ 2,840	
	the MS4 Data Base as Development Occurs										
46	TAGE 14 A DEGLEM ORDINANCE	 									\$ 2,840
49 50	TASK 12.0 DESIGN ORDINANCE Assist the City with Drainage Design Standards exhibit(s)?		4	4	8				16	\$ 1,880	
51	Assist the City with Dialitage Design Standards exhibit(s)?	I	4	4	٥				10	φ 1,00U	\$ 1,880
52											. 2,300
53	TOTAL SWI LABOR HOURS & FEE	106	506	840	680	90	860	82	3064	\$ 363,160	\$ 363,180
54	Reimbursable Expenses Allowance for Mileage, Color Plotting of Maps and Other Printing Costs									<u> </u>	\$ 10,000
55 56	TOTAL FEES AND REIMBURSABLES	\vdash									\$ 373,180
<i>J</i> U	AVAILLAND AND REMIDURUMDED			ь	—	<u> </u>	<u> </u>	ь		<u> </u>	ψυ100

City of Cottonwood, Arizona
City Council Agenda Communication



□ Print

Meeting Date: September 15, 2015

Subject: Proposed new discounted Veterans Fare

Department: Administrative Services

From: Bruce Morrow, Transportation Manager

REQUESTED ACTION

Council approval of a new discounted Veteran's Fare for CAT service, that will be the same as the fare paid by seniors and students, to recognize the service and sacrifices made by our men and women who have served in the Armed Forces. Staff proposes to implement this new fare on October 1, 2015.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to establish a new discounted Veteran's Fare for the Cottonwood Area Transit System beginning October 1, 2015, such fare to be equal to the fare charged to seniors and students."

BACKGROUND

In July, 2014, we added new reduced fares for seniors and students for CAT riders and it has been a popular change by all accounts. The ridership statistics have been up quite nicely since then. Staff proposes to offer veterans the same fare as seniors and students which is \$0.50 for CAT and \$1.00 for Lynx. We have received numerous calls from veterans asking about this and staff supports the idea.

JUSTIFICATION/BENEFITS/ISSUES

Our veterans have put their lives on the line for our country and this is a small thing that the City can do for them. It would give them access to transit at an affordable rate at a time when many veterans might need a little extra help. This program also supports the City Council's Strategic Initiative to support our veterans.

COST/FUNDING SOURCE

Veterans would be paying the same fares as seniors, which is \$0.50 for CAT and \$1.00 for Lynx. It is staff's belief that by making the rides more affordable for veterans, more would be likely to ride and the difference in the fare would be made up in the extra riders that this would bring onto the buses. There is a fare chart attached showing the fare structure as it would be if this proposal is accepted.

ATTACHMENTS:		
Name:	Description:	Type:

Backup Material

BUS FARES AS OF 10/01/2015

CAT FIXED ROUTE

Regular Fare\$1.25	
All Day Pass\$3.00	
Day Pass Vouchers\$3.00	
20 – Trip Pass\$20.00	
Monthly Pass\$40.00	

CAT FIXED ROUTE - Senior/Veteran/Student

Regular Fare	\$0.50
All Day Pass	\$1.50
20 – Trip Pass	\$10.00
Monthly Pass	\$20.00

ADA PARATRANSIT

Regular Fare	\$2.25
LITS Fare (Cash Only)	\$1.00
20 – Trip Pass	\$40.00
10 – Trip Pass	\$20.00
Monthly Pass	\$75.00
LITS Passes Half Price Regular Fare Price	

ADA PARATRANSIT - Senior/Veteran/Student

Regular Fare	\$1.00
20 – Trip Pass	\$20.00
10 – Trip Pass	\$10.00
Monthly Pass	\$37.50

VERDE LYNX

Regular Fare	\$2.00
Within Sedona	\$1.00
Monthly Pass	\$60.00
20 Trip Pass	\$35.00
Single Trip Voucher	\$2.00

VERDE LYNX – Senior/Veteran/Student

Regular Fare	\$1.00
Within Sedona	\$0.50
Monthly Pass	\$30.00
20 Trip Pass	\$17.50

All Access (CAT+Lynx+YAT)

Daily Pass\$6.00
Monthly Pass\$75.00

All Access (CAT+Lynx+YAT) – Senior/Veteran/Student

Daily Pass	\$4.00
Monthly Pass	\$40.00

City of Cottonwood, Arizona
City Council Agenda Communication



<u></u> Print

Meeting Date: September 15, 2015

Subject: Resolution Number 2814 - Approving an Agreement with

NACOG for CSBG (Community Service Block Grant) and SSBG (Social Services Block Grant) funds for FY 2016 for the

support of the CAT Low Income Fare Program.

Department: Administrative Services

From: Bruce Morrow, Transportation Manager

REQUESTED ACTION

Approval of the Resolution Number 2814, which approves a service/funding agreement with the Northern Arizona Council of Governments (NACOG) for the support of the Cottonwood Area Transit Low Income Fare Program.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve the Resolution Number 2814, authorizing Contract No. YAV2-15-2016 with NACOG for Community Service Block Grant and Social Service Block Grant funds for the support of the Cottonwood Area Transit Low Income Fare Program."

BACKGROUND

This is an ongoing partnership between the City of Cottonwood and NACOG to provide assistance to those who fall below the poverty line but may have a job or health-relaed needs that require transportation services and might be unable to afford the full fare but do not yet qualify for our Senior fare. This year the funding remains the same as last year, approximately \$18,000 for administrative/operations support through a Social Services Block Grant and \$2,000 for low income fare support through a Community Services Block Grant.

JUSTIFICATION/BENEFITS/ISSUES

The attached agreement provides financial support for the CAT system and allows CAT to offer eligible individuals discounted transportation services for medical appointments and employment-related transportation for the next fiscal year.

COST/FUNDING SOURCE

This is a reimbursement contract. All eligible and properly documented costs and expenditures will be reimbursed up to the applicable limits.

ATTACHMENTS:		
Name:	Description:	Type:
SFY2016_CATs_Contract.pdf	NACOG 2015-16 CSBG-SSBG Contract	Backup Material
□ <u>RES2814.doc</u>	Resolution Number 2814	Cover Memo



Northern Arizona Council of Governments

119 EAST ASPEN AVENUE • FLAGSTAFF, ARIZONA 86001-5222 (928) 774-1895 • FAX (928) 773-1135 • E-MAIL: nacog@nacog.org

CHRIS FETZER EXECUTIVE DIRECTOR

NEGOTIATED SERVICE AGREEMENT

1. CONTRACT AMOUNT \$ 20,206.00						
5. NACOG PROGRAM & PROP Patricia Sprengeler - CSA 119 E. Aspen Ave. Flagstaff, AZ 86001 Emai Phone: 928-213-5218 FAX: 9	l: psprengeler@nacog.org	6. CONTRACTOR: NAME, ADDRESS, PHONE City of Cottonwood 827 N. Main Street Cottonwood, AZ 86326 Phone: (928) 634-5526 FAX (928) 634-5520 8. CONTACT PERSON: NAME, ADDRESS, PHONE Transportation Manager Cottonwood Area Transit 340 Happy Jack Way Cottonwood, AZ 86326 Email: Phone: 928-634-2287 FAX 928-634-7285				
7. TITLE & COUNTY Transportation, Yavapai 9. ORIGINAL X AME	NDMENT					
10. A. CONTRACT REPRES STATE AGENCY EDUCATIONAL IN NON-PROFIT COI	STITUTION OR DISTRICT	COUNTY AGENCY X MUNICIPALITY OTHER				
stated herein. The rights and o Provisions and the Contract Pro- Provisions and any specification Special Provisions and Contract the Contract Provisions, the Spi hereto adopted by reference as	bligations of the parties to this ovisions. To the extent of any as or other provisions which at Provisions shall control. To ecial Provisions shall control. part of this contract as if set	Amendments signed by each of out herein.	governed by the Special al Provisions and the Contract reference or otherwise, the etween the Special Provisions and the parties and the attached			
11. COMMENTS: Community Social Services Block Grant (•	3G) \$2,000.00	12. TOTAL CONTRACT \$20,206.00			
Name of Contractor City of Cottonwood		NORTHÉRN ARIZONA COUNC	1			
SIGNATURE OF AUTHORIZED INDIV	IDUAL	SIGNATURE OF EXECUTIVE DIRECT	TOR			
TYPED NAME:		TYPED NAME: Chris Fetzer				
TITLE		TITLE: Executive Director				
DATE:		DATE:				





NACOG Community Services Program Budget/Monthly Expenditure Report/Funds Request SSBG

Agency: CAT/Verde Lynx	Contract #: YAV2-15-2016

Report Period From: To:

Account Classification	E	Budget	Expenditures this period	Expenditures to date	Balance
SSBG Admin	\$	18,206	_		
	_				
	_				
NACOG Code 3-32-242-6508					
TOTAL REIMBURSEMENT	\$	18,206			

Signature:	Doto:
Siuriatute.	Dale.

NACOG Community Services Program Budget/Monthly Expenditure Report/Funds Request CSBG

Agency:	CAT/Verde Lynx	Contract #: YAV2-15-2016)

Report Period From: To:

Account Classification	В	udget	Expenditures this period	Expenditures to date	Balance
CSBG					
Vouchers - Bus Passes	\$	2,000			
NACOG Code 3-32-241-6508					
TOTAL REIMBURSEMENT	\$	2,000			

Signature:	Date:	

CONTRACT PROVISIONS

TERM OF CONTRACT

The term of this Contract shall be from September 1, 2015 through June 30, 2016.

PAYMENT AMOUNT, TERMS AND CONDITIONS

In consideration of the <u>Cottonwood Area Transit/Verde Lynx</u> satisfactory completion of all work and services required to be performed under the terms of this Contract, and in compliance with the Contract requirements herein stated, NACOG shall pay the <u>Cottonwood Area Transit/Verde Lynx</u>, \$20,206.00 which shall be expended in accordance with the Negotiated Service Agreement.

TERMINATION OF CONTRACT

- A. If, with cause, the <u>Cottonwood Area Transit/Verde Lynx</u> shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the <u>Cottonwood Area Transit/Verde Lynx</u> shall violate any of the covenants, agreements, or stipulations of this Contract, NACOG shall thereupon have the right to terminate this Contract by giving written notice to the <u>Cottonwood Area Transit/Verde Lynx</u> of such termination and specifying the effective date thereof, at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, photographs and reports prepared by the <u>Cottonwood Area Transit/Verde Lynx</u> under this Contract shall, at the option of the NACOG, become its property and the <u>Cottonwood Area Transit/Verde Lynx</u> shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.
- B. Notwithstanding the above, the <u>Cottonwood Area Transit/Verde Lynx</u> shall not be relieved of liability to the NACOG for damages sustained by NACOG by virtue of any breach of the Contract by the <u>Cottonwood Area Transit/Verde Lynx</u>, and NACOG may withhold any payments to the <u>Cottonwood Area Transit/Verde Lynx</u> for the purpose of set-off until such time as the exact amount of damages due NACOG from the <u>Cottonwood Area Transit/Verde Lynx</u> is determined.
- C. NACOG may terminate this Contract at any time without cause by giving at least thirty (30) days notice in writing to the <u>Cottonwood Area Transit/Verde Lynx</u>. If the Contract is terminated by NACOG as provided herein, the <u>Cottonwood Area Transit/Verde Lynx</u> will be paid for the time provided and expenses incurred up to the termination date.
- D. The contract may be terminated per ARS 38-511, Conflict of Interest.

RENEWABLE CONTRACT

Contractors will need to apply for continued funding for SFY2017 through the Request for Proposals (RFP) process. Thereafter, contractors may apply for funding each year within the block grant cycle by submitting an annual budget by February prior to the contract renewal in July.

BUDGET REDUCTION

NACOG may reduce or terminate this Contract without further recourse, obligation of penalty in the event that insufficient amounts are appropriated by the State or Federal government for the purposes of this Contract, or in the event that appropriated amounts are reduced or eliminated by the state or federal government during the term of this Contract.

COMPLIANCE WITH LAWS, RULES, OR REGULATIONS

The <u>Cottonwood Area Transit/Verde Lynx</u> shall comply with all applicable laws, ordinances, codes of the Federal, State and local governments, and the <u>Cottonwood Area Transit/Verde Lynx</u> shall hold NACOG harmless from any tort done in performing any of the work embraced by this Contract.

ASSIGNMENT AND SUBCONTRACTS

The <u>Cottonwood Area Transit/Verde Lynx</u> shall not assign any interest on this Contract, and shall not transfer any interest in the same without prior written consent of NACOG.

All subcontracts will incorporate the laws, rules and regulations governing this contract. The <u>Cottonwood Area Transit/Verde Lynx</u> shall bear full responsibility for performance under all approved subcontracts, shall forward copies of such to NACOG and shall retain copies on file.

INDEMNIFICATION

Cottonwood Area Transit/Verde Lynx agrees to hold harmless NACOG and its departments, agencies, boards and commission and all officers, agents, and employees thereof (hereinafter "indemnities"), each severally and separately, against any and all liabilities, demands, claims, damages, losses, costs and expense of whatsoever kind or nature including, without limitations, any and all direct and indirect costs of sickness or disease, including death, to persons, injury to or destruction of property including without limitation, the loss of use of property or any other cause of action whatsoever arising out of, or resulting from, or which would not have occurred or existed but for this Contract.

INSURANCE

Prior to execution of this Contract, Cottonwood Area Transit/Verde Lynx shall furnish NACOG a Certificate of Insurance and Workers' Compensation. Cottonwood Area Transit/Verde Lynx shall maintain at all times during the term of this Contract, two million dollars of comprehensive general liability and property insurance and one million dollars automobile liability and property damage insurance naming NACOG as an additional insured. Cottonwood Area Transit/Verde Lynx shall maintain at all times during the term of this Contract, \$500,000 Employers Liability for each Accident, and \$500,000 for disease per employee with a one million dollar policy limit. The State of Arizona and the Arizona Department of Economic Security shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor. NACOG reserves the right to continue payments of premium for which reimbursement with interest at the prime rate will be deducted from amounts due of subsequently due Cottonwood Area Transit/Verde Lynx.

NONDISCRIMINATION

See Civil Rights List.

CONFIDENTIALITY

<u>Cottonwood Area Transit/Verde Lynx</u> shall observe and abide by all applicable State and Federal statutes and regulations regarding use or disclosure information, including, but not limited to, information concerning applicants for and recipients of contract services.

GRIEVANCE

Cottonwood Area Transit/Verde Lynx shall advise all applicants for and recipients of contract services of their right at any time and for any reason, to present NACOG any grievances arising from the delivery of contract services, including but not limited to ineligibility determination, service reduction, suspension or termination, or quality of service.

See NACOG Grievance Procedure

DRUG FREE WORKPLACE

The Sub-Contractor shall ensure a drug free work environment for all employees.

SMOKE FREE FACILITIES

The Sub-Contractor agrees that it will comply with the requirements of Public Law 103-227, Part C Environmental Tobacco Smoke, also known as the Pro-Children Act of 1994, which requires that smoking not be permitted in any portion of any indoor activity owned or leased or contracted for by an entity and used routinely or regularly for the provision of health, day care, education or library services to children under the age of 18 if the services are funded by a Federal grant, contract, loan or loan guarantee.

COMPETITIVE BIDDING

<u>Cottonwood Area Transit/Verde Lynx</u> shall procure all supplies and equipment at the lowest practicable cost, and shall purchase all non-expendable items, having a useful life of more than one year and an acquisition cost of more than \$1000, through general accepted and reasonable competitive bidding processes.

AUDITING, MONITORING AND REVIEWS

NACOG, or AZDES and their representatives, shall at any time during the term of this contract be entitled to monitor and review and evaluate the Contractor's facilities, its program operations and its program records.

Monitoring and Auditing will be performed at least once annually. Reviews will be conducted during site visits annually.

CONTRACT SERVICES

This service provides or assists in obtaining various types of transportation for specific needs. This service may include various types of transportation for employment, medical, training, or other supportive services with the exception of ambulance services. Service to assist eligible individuals and households with mobility needs for various purposes such as employment, medical and/or training reasons when they do not have any other means of transportation is also included. Services may be provided using contractor-operated vehicles and/or through vouchers for public transit.

The goal of this service is to provide or arrange for transportation for eligible individuals of all ages and abilities in order to access services or obtain medical care, or employment, (e.g., medical appointments, employment-related training, interviews). Case managers typically assist clients to access transportation to help increase or maintain client self-sufficiency.

Services in Yavapai County are for adults and families traveling to employment or medical appointments.

ACCESS TO RECORDS AND RECORDS RETENTION

- A. <u>Cottonwood Area Transit/Verde Lynx</u> shall maintain accounts and records, including personnel, property and fiscal records adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by NACOG assure proper accounting for all project funds, both Federal and non-Federal shares. These records will be retained in accordance with required Federal and State guidelines. (5 years minimum)
- B. Legible copies of any and all records maintained by the CONTRACTOR shall be made available, upon written request and for specified purpose, to NACOG, and any other body authorized in writing by NACOG.

<u>IDENTIFICATION OF FUNDING AND COPYRIGHTS</u>

Cottonwood Area Transit/Verde Lynx will not represent themselves or advertise their services as NACOG. Cottonwood Area Transit/Verde Lynx will represent themselves as a contractor providing NACOG services. All advertisements, publications, signage and printed materials which are produced by Cottonwood Area Transit/Verde Lynx and refer to contract services shall state that such services are funded under Contract with NACOG and where federal funds are involved, state by reference the specific funding source.

Cottonwood Area Transit/Verde Lynx shall not copyright any materials or products developed through contract services or contract expenditures without prior written approval of NACOG. Upon approval, NACOG shall have a non-exclusive irrevocable license to reproduce, publish or other wise use or authorize the use of any copyrighted material.

CONFLICT OF INTEREST

The <u>Cottonwood Area Transit/Verde Lynx</u> covenants that it has no pecuniary interest, and shall not acquire any pecuniary interest direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract. The Northern Arizona Intergovernmental Public Transit Authority further covenants that in the performance of this Contract, no person having such interest shall be employed.

OFFICIAL NOT TO BENEFIT

No member of, or delegates to, the Congress of the United States of America, and no member of the governing body and no other public official, shall be admitted to any share or part hereof, direct or indirect, or to any pecuniary benefits to arise here from.

NOTICES

All notices to NACOG will be sent to Program Manager, NACOG Community Services, 119 E. Aspen Avenue, Flagstaff, AZ 86001. All notices to Contractors will be sent to the Directors as listed on the facility location chart.

<u>ANTI-LOBBYING - CERTIFICATIONS FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE</u> AGREEMENTS.

The undersigned certifies, to the best of his or her knowledge and belief that:

- A. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding or any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- C. The undersigned shall require that the language of this Certification be included in the award documents for all sub-awards at all ties (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This Certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this Certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required Certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

SPECIAL PROVISIONS

1. WORK STATEMENT

The goal of this service is to provide or arrange for transportation for eligible individuals of all ages and abilities in order to access services or obtain medical care, or employment, (e.g., medical appointments, employment-related training, interviews).

2. PAYMENT

Costs incurred during the course of this Contract will be reimbursed when NACOG receives all monthly and quarterly CSBG demographic report. Delinquent reports shall result in forfeiture or delay in payment for that month until the following month and/or until monthly reports are submitted. Final payments may be withheld until all final reports are submitted and approved by NACOG.

3. REPORTS

- A. Monthly Transportation Report to include at a minimum: the number of clients served, the number of one-way trips (e.g. from client's home to client's work), total number of miles driven to transport clients, and results of any client satisfaction research shall be received by the tenth (10th) day of each month for the actual allowable and prudent expenses of the previous month; in the format approved by NACOG. Program Report formats may change per instructions from NACOG and the Arizona Department of Economic Security. Sub-contractors must notify NACOG if reports will not be received by the 10th of the month. Submit originals only, no faxing.
- B. Quarterly CSBG Reports shall be received by the tenth (10th) day of the month following the end of a quarter.
- C. A final report (Annual Report) evaluating operations of the program and noting successes and failures and relating performance goals and objectives shall be submitted within thirty days of the Contract's termination or June 30th, whichever comes first.

RESOLUTION NUMBER 2814

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, APPROVING AN AGREEMENT WITH THE NORTHERN ARIZONA COUNCIL OF GOVERNMENTS FOR THE USE OF COMMUNITY SERVICE BLOCK GRANT FUNDS AND SOCIAL SERVICES BLOCK GRANT FUNDS FOR THE COTTONWOOD AREA TRANSIT SYSTEM.

WHEREAS, pursuant to A.R.S. § 11-952 the city has the authority to enter into this agreement for services; and

WHEREAS, the City of Cottonwood operates and manages the Cottonwood Area Transit System and provides services to low income clients; and

WHEREAS, the Northern Arizona Council of Governments, through the Community Services Block Grant program, is able to provide up to \$2,000 for fares for low income clients to utilize the Cottonwood Area Transit; and

WHEREAS, the Northern Arizona Council of Governments, through the Social Services Block Grant program, is able to provide up to \$18,206 for administrative costs for the Cottonwood Area Transit.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA:

THAT, the Negotiated Service Agreement Contract Number YAV2-15-2016, with the Northern Arizona Council of Governments is hereby approved.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS 15TH DAY OF SEPTEMBER 2015.

Diane Joens, Mayor	

RESOLUTION NUMBER 2814 Page 2

ATTEST:	
Marianne Jiménez, City Clerk	
APPROVED AS TO FORM:	
Steve Horton, Esq.	
City Attorney	

City of Cottonwood, Arizona
City Council Agenda Communication



<u></u> Print

Meeting Date: September 15, 2015

Subject: Construction Phase Services Agreement with Ken

Knickerbocker d/b/a Pineview Consulting

Department: Attorney

From: Roger Biggs, Utility Manager

REQUESTED ACTION

Council authorization to negotiate and enter into an agreement with Ken Knickerbocker d/b/a Pineview Consulting LLC to provide professional engineering services during the construction phase of the Riverfront WRF project.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to authorize staff to negotiate a professional services agreement with Ken Knickerbocker d/b/a Pineview Consulting LLC to provide professional engineering services during the construction phase of the Riverfront WRF project for an amount not to exceed \$195,000.00 (including the services of all necessary and appropriate sub-consultants), and to authorize the Mayor to execute the agreement on behalf of the City."

BACKGROUND

Ken Knickerbocker is the principal design engineer for the soon-to-be-constructed Riverfront Wastewater Reclamation Facility. He recently left the firm of Wood Patel and has established his own professional engineering firm, Pineview Consulting LLC. The proposed Construction Phase Services contract with Pineview would provide for engineering oversight of the construction of the facility by the engineer who designed it and confirmation that it is being constructed in accordance with the construction plans and other contract documents. Services performed under this proposed contract would include approximately 20 site visits; preparing/responding to requests for information; review of approximately 170 engineering and architectural shop drawings; material test reviews; preparation and submittal of various ongoing project/completion documents, including the application for approval of construction, certificates of substantial and final completion, city inspection submittals, preparation of record drawings showing any changes or deviations in the work from the plans; creation of a comprehensive Operations and Maintenance (O&M) Manual for the facility; review of change order requests; and assistance with plant start-up/commissioning.

JUSTIFICATION/BENEFITS/ISSUES

Mr. Knickerbocker has been closely involved with this project from its inception. He is aware not only of the

construction and engineering aspects, but the challenges faced by the City as well. It is in the City's best interest to continue to utilize Ken's institutional knowledge, experience and understanding during the construction phase of the project to ensure that the facility is constructed and will function as designed.

COST/FUNDING SOURCE

These services are included in the overall project budget as approved by Council.

ATTACHMENTS:			
Name:	Description:	Type:	
I I RE construction not	Pineview Consulting Proposed Scope of Services for Riverfront WRF Construction Phase Services	Cover Memo	

Pineview Consulting, LLC

June 1, 2015

Roger Biggs Utility Department Administrative Manager City of Cottonwood 111 N. Main Street Cottonwood, AZ 86326

Re: Proposal for Construction Phase of the Riverfront Water Reclamation Facility (WRF)

Dear Mr. Biggs:

Pineview Consulting, LLC (Pineview) is pleased to provide this proposal for Construction Phase services for the Riverfront Water Reclamation Facility (WRF). Construction phase services are listed below. As used below, "Engineer" refers to Pineview Consulting and their subconsultants; "Contractor" refers to Felix Construction Co. and "Owner" refers to the City of Cottonwood. Subconsultants include:

SEC: Survey Consultant (contracted directly with City)

Gervasio & Associates: Structural
Christian Vernosky Architect: Architectural
Wood, Patel & Associates, Inc.: Hydrology, Civil

Zak Companies: Electrical and Instrumentation

Western Technologies, Inc.: Geotechnical (contracted directly with City)

It is the intend of these services to assist the Contractor by reviewing equipment submittals for compliance with the intent of the contract documents, assist with interpretation of the contract documents, observe and comment on the quality of work, prepare an O&M manual and provide other services as described below. This proposal assumes a construction period of 15 months. The specific services to be provided include:

- 1. Site visits to observe the progress and quality of the Contractor's work. The purpose is to determine, in general, if the work is proceeding in accordance with the contract documents. The goal of the site visits is to ensure conformance with the contract documents and to provide Engineer with the necessary information required to approve and certify the project. Engineer will prepare a punchlist showing corrective work to be performed by the Contractor. The visits shall be documented in writing and sent to Owner within 48 hours of the site visit. This task assumes the Owner will also provide periodic observation of the Contractor's work and will provide written observation reports for Engineer's review. All non-conforming work will be reported to the Contractor and Owner will require Contractor to correct any non-conforming work. The following site visits are anticipated:
- Engineer.....twenty (20)
- Gervasio & Associates (Structural)two (2)
- Christian Vernosky Architect (Architectural)two (2)/week during building construction
- Wood, Patel & Associates, Inc. (Hydrology, Civil)two (2)
- Zak Companies (Electrical and Instrumentation)five (5)
- 2. Preparation of requests for information (RFI). The Contractor or Owner may issue an RFI to the Engineer or subconsultants to clarify or interpret the contract documents. The RFI responses will be in writing and sent to the Contractor with copy to Owner.
- 3. Shop drawing review. The Engineer will review shop drawings, as required in the contract documents, for conformance with the design concept of the project. Such reviews and responses shall not extend to means, methods, techniques or procedures of construction. A maximum of two (2) reviews for each shop drawing is included. After a favorable review of the shop drawing by Engineer, the shop drawing will be forwarded to the Owner for review. After approval by Owner, the shop drawing will be returned to Contractor for further action. The following number of shop drawings are anticipated:

- Engineer.....seventy-five (75)
- Gervasio & Associates (Structural)fifteen (15)
- Christian Vernosky Architect (Architectural) thirty-five (35)
- Wood, Patel & Associates, Inc. (Hydrology, Civil)five (5)
- Zak Companies (Electrical and Instrumentation)forty (40)
- 4. Review of materials tests. The Engineer will review certificates of inspections by others (vendor, regulatory agencies) and test results from materials testing performed by others, to determine generally that the content complies with the requirements of the contract documents. Twenty (20) reviews are assumed.
- 5. Preparation of completion documents. Engineer will prepare final completion documents for submittal to regulatory agencies. The documents include:
 - Approval of construction application and attachments
 - Certificate of substantial completion
 - City of Cottonwood inspection submittals
 - Yavapai County approval of construction
- 6. Engineer will also prepare record drawings of the work showing changes made during the construction process, based on marked-up prints and drawings furnished by Contractor.
- 7. Preparation of an Operation and Maintenance (O&M) Manual. The O&M manual will include O&M manuals from the equipment suppliers, reviewed by the Engineer to ensure their applicability to the equipment provided. The approved shop drawings will be organized to form a separate part of the O&M Manual. Reproduction costs and binding will be the responsibility of the Owner.
- 8. Review of change orders. The Engineer will assist Contractor with preparation of change orders by reviewing the change order and recommending to the Owner, if, in the opinion of the Engineer, the change order is reasonable.
- 9. Assistance with start-up and commissioning. Engineer will visit the completed facility five (5) times during the start-up and commissioning phase to observe operation and recommend operational changes. Engineer will also prepare a start-up and commissioning plan that will:
 - recommend how to cost-effectively seed the new plant for nitrification/dentrification;
 - predict the startup schedule to ensure system readiness and prepare for incrementally increasing the waste loads;
 - estimate system performance during startup to forecast compliance with the effluent requirements for reuse and injection;
 - schedule staff and vendor equipment training for both process operation and equipment systems.

Reimbursable Expenses. These expenses include, but are not limited to, Engineer's reproduction and printing costs, courier services, mileage, and travel expenses. The Owner is responsible for additional reimbursable expenses such as utility fees, permits, reproduction and printing costs, courier services, mileage, and travel expenses beyond that discussed herein.

Details of Subconsultants scope is attached and included as part of this proposal.

ASSUMPTIONS

- 1. Construction and start-up will be completed in 15 months from NTP.
- 2. Permit fees paid by Owner.
- 3. All-weather access road, parking lot, soccer fields and effluent distribution system are not included.

We propose to perform the above work for a lump sum fee of .

Sincerely,

Pineview Consulting, LLC

Kenneth L. Knickerbocker, P.E., R.L.S.

	CLAIMS REPORT OF SEPTEMBER 15, 2015					
FUND TOTAL	VENDOR NAME	DESCRIPTION	\$	TOTAL -		
	CLAIMS EXCEPTIONS REI	PORT OF SEPTEMBER 15, 2015				
FUND	VENDOR NAME	DESCRIPTION		TOTAL		
A11	City of Cottonwood	Payroll 09/11/2015	\$	528,369.22		
A11	APS	Utilities	\$	54,173.45		
A11	АРЕНР	Health Insurance Premiums	\$	180,826.94		
Gen	Mark Bouman	TVR Productions	\$	18,074.50		
Gen	Cottonwood Chamber of Commerce	85% of Bed tax July 2015	\$	13,617.84		
Utilities	Ferguson Waterworks	Supplies	\$	11,595.34		
Utilities	HD Supply	Supplies	\$	6,545.61		
Gen	Mikkel Jordahl	August Atty Fees	\$	7,500.00		
Transit	Pro-Vision	Video Recording Equipment	\$	10,516.46		
A11	Accurate Building Maintenance LLC	Custodial Services	\$	19,621.00		
Wastewater	Alliance Service & Control Specialists, LLC	Ethernet module for SCADA systsem and programming charge	\$	5,256.00		
A11	APS	Utilities	\$	44,806.17		
Gen	AZDEQ	MS4 Annual ADEQ Services	\$	5,000.00		
Utilities	Arizona Weed King Inc.	Weed Control @ Well Sites and Lift Stations	\$	6,208.25		
Gen	Mikkel Jordahl	July Atty Fees	\$	7,500.00		
Gen	Kinney Construction, Inc.	Fire Dpt Slab Removal/Replacement	\$	11,983.12		
Gen	John Ortiz	Paint Youth Center	\$	6,000.00		
Wastewater	Polydyne Inc.	Liquid Polymer	\$	6,696.00		
A11	SC Fuels	Fuel	\$	12,269.97		
Water	USGS National Center MS 270	Hydraulic Data Collection	\$	5,750.00		
TOTAL			\$	962,309.87		